



Village of
ESTERO

VILLAGE OF ESTERO
VILLAGE COUNCIL SPECIAL MEETING
PACKET
JULY 14, 2021, 09:30 AM



COVID-19 NOTICE:

The Village Council Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity to participate virtually. The meeting will be broadcasted live via the Village of Estero website <https://estero-fl.gov/council/watch-meetings-online/>. Access in Council Chambers will be limited in order to comply with the safety instructions relating to COVID-19. Please see the [bottom of this agenda](#) for further information and instructions for public participation.

AGENDA

VILLAGE COUNCIL SPECIAL MEETING

9401 Corkscrew Palms Circle, Estero, Florida
July 14, 2021, 09:30 am

1. CALL TO ORDER

INVOCATION -- Pastor Mark Goodman Christ Community Ministries

PLEDGE OF ALLEGIANCE

ROLL CALL

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

3. PUBLIC HEARING/SECOND READING

a. School Site Comprehensive Plan Amendment

Ordinance 2021-07

An Ordinance of the Village Council of the Village of Estero, Florida, Adopting an Amendment to the Village of Estero Comprehensive Plan to Amend Policy PSF-1.5.10, Policy FLU-1.3.7, and Policy FLU-1.2.3 to Clarify Permissible School Locations and to Amend the Future Land Use Map for a 68.5 Acre Property Described in Exhibit "A" from Wetlands and Village Neighborhood 2 to Public Facilities; Providing for Severability; Providing for Conflicts; and Providing an Effective Date.

Recommended Action:

Approve the ordinance as revised by staff.

Financial Impact:

Cost of two newspaper advertisements.

Attachment: [1 Agenda Item Summary School Ordinance 2021-07.pdf](#)

Attachment: [2 Draft Ordinance 2021-07 2nd Reading.pdf](#)

Attachment: [3 EXHIBIT A.pdf](#)

Attachment: [4 EXHIBIT B.pdf](#)

Attachment: [5 EXHIBIT C.pdf](#)

Attachment: [6 3. DEO.pdf](#)

Attachment: [7 3. DEP.pdf](#)
Attachment: [8 3. DOT.pdf](#)
Attachment: [9 Meeting Minutes May 26 2021.pdf](#)
Attachment: [10 5-26-21 VOE Transmittal Presentation FINAL 00000003 .pdf](#)
Attachment: [11 Staff Report.pdf](#)
Attachment: [12 Attachment A - Future Land Use Map.pdf](#)
Attachment: [13 Attachment B - Zoning Map.pdf](#)
Attachment: [14 Attachment C - PIM Minutes.pdf](#)
Attachment: [15 Attachment D - Applicant Analysis.pdf](#)
Attachment: [16 Attachment E - Utility Letters.pdf](#)
Attachment: [17 Attachment F - Applicant Justification.pdf](#)

- 4. PUBLIC COMMENT ON NON-AGENDA ITEMS**
- 5. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS**
- 6. VILLAGE ATTORNEY'S REPORT**
- 7. VILLAGE MANAGER'S REPORT**
- 8. ADJOURNMENT**

General Attachments

[- Transcript.pdf](#)

ESTERO VILLAGE COUNCIL SPECIAL MEETING
WEDNESDAY, JULY 14, 2021, 9:30 A.M.

DISCLAIMER:

THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME
CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE
ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE
PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

09:29:26 >>Mayor Errington: WELCOME TO THE WEDNESDAY MEETING, JULY
09:29:28 THE 14th, 2021, OF THE VILLAGE COUNCIL SPECIAL MEETING
09:29:32 THAT WE ARE HAVING HERE TODAY.
09:29:34 AS A REMINDER, IF YOU HAVE NOT DONE SO ALREADY, PLEASE
09:29:39 SILENCE YOUR PHONES OR WHATEVER DEVICES YOU HAVE THAT WOULD
09:29:44 POSSIBLY INTERRUPT OUR MEETING.
09:29:46 AND WE WOULD GREATLY APPRECIATE THAT.
09:29:51 I ASK EVERYONE ON COUNCIL TO SPEAK INTO THE MIKE.
09:29:54 I'M BAD ABOUT NOT DOING THAT, TOO, SO I WILL TRY TO DO IT
09:29:59 MYSELF.
09:29:59 SO AT THIS TIME, I WOULD LIKE TO ASK PASTOR MARK GOODMAN OF
09:30:05 THE CHRIST COMMUNITY MINISTRIES OF ESTERO TO COME FORWARD
09:30:09 FOR THE INVOCATION.
09:30:10 BEFORE HE DOES, I'VE TALKED WITH PASTOR MARK ABOUT IF WE
09:30:14 COULD HAVE ANOTHER ROUND OF SILENCE RIGHT NOW FOR THE
09:30:23 VICTIMS AT SURFSIDE.
09:30:26 YOU'VE JUST RETURNED FROM THERE, I UNDERSTAND.
09:30:29 AND I THINK IT WOULD BE APPROPRIATE IF WE DID THAT UNTIL ALL

09:30:31 THE VICTIMS ARE IDENTIFIED.
09:30:34 IF YOU WOULD JOIN ME FOR A MOMENT OF SILENCE, PLEASE.
09:30:38 [MOMENT OF SILENCE]
09:30:40 THANK YOU.
09:30:54 PASTOR MARK, WOULD YOU LEAD US IN THE INVOCATION?
09:30:58 >> THANK YOU SO MUCH FOR INVITING ME AGAIN TO PRAY FOR ALL
09:31:02 OF YOU.
09:31:02 AS YOU MENTIONED, I JUST DID RETURN FROM SURFSIDE LAST NIGHT
09:31:06 LATE, SERVING AS CHAPLAIN FOR THE FIRST RESPONDER CREWS
09:31:12 THERE, THE TASK FORCE THAT ARE STILL THERE FROM INDIANA,
09:31:15 VIRGINIA, PENNSYLVANIA, OHIO.
09:31:17 FLORIDA STILL HAS SEVERAL THERE.
09:31:20 AND I ALSO WOULD JUST ASK YOU ALL TO CONTINUE TO PRAY FOR
09:31:26 THE FAMILIES AND THE FRIENDS OF THOSE WHO LOST LOVED ONES IN
09:31:30 THAT TRAGEDY.
09:31:31 PRAY FOR THE FIRST RESPONDER URBAN SEARCH-AND-RESCUE TEAMS
09:31:37 THAT ARE STILL IN THE VERY ENDS.
09:31:40 I THINK THEY ARE COMING CLOSE TO FINISHING THEIR MISSION

09:31:43 THERE AND ACHIEVING WHAT THEY SET OUT TO DO.
 09:31:45 WITH THAT, LET'S PRAY.
 09:31:48 FATHER, WE JUST COME BEFORE YOU, AND WE JUST THANK YOU FOR
 09:31:51 YOUR GOODNESS TO US.
 09:31:52 WE THANK YOU FOR THIS DAY THAT YOU HAVE PROVIDED FOR US.
 09:31:55 LORD, WE KEEP ALL THOSE AFFECTED BY THE SURFSIDE TRAGEDY IN
 09:31:58 OUR PRAYERS.

09:31:59 WE ASK THAT YOU WOULD LIFT THEM UP, THAT YOU WOULD TOUCH
 09:32:02 THEM, THAT YOU WOULD BRING THE ONLY PEACE AND COMFORT THAT
 09:32:06 IS AVAILABLE AS PROVIDED BY YOU, AND WE JUST ASK THAT YOU
 09:32:10 WOULD POUR IT OUT ON ALL THOSE.
 09:32:12 PRAY FOR SAFETY FOR FIRST RESPONDERS, THOSE THAT ARE STILL
 09:32:14 WORKING HEAVY MACHINERY AND UNCOVERING ALL OF THOSE THINGS
 09:32:18 THAT THEY CAN.
 09:32:19 WE JUST ASK FOR WISDOM.
 09:32:21 LORD, YOUR WORD SAYS IF ANY OF US LACKS WISDOM THAT WE CAN
 09:32:25 ASK FOR IT AND YOU WILL PROVIDE IT IN GENEROSITY AND
 09:32:27 LIBERALITY.
 09:32:28 SO WE ASK FOR THAT TODAY FOR THE MAYOR AND THE COUNCIL AND
 09:32:32 ALL THOSE STAFF THAT ARE HERE MAKING DECISIONS FOR THIS
 09:32:34 COMMUNITY.
 09:32:36 GIVE THEM AN ABUNDANCE OF WISE COUNSEL AND UNDERSTANDING AND
 09:32:39 WISDOM TODAY TO TACKLE THE PROBLEMS AND THE ISSUES OF THE
 09:32:43 DAY.
 09:32:43 WE ASK THAT YOU KEEP A HAND ON ALL OF OUR FIRST RESPONDERS
 09:32:47 ALL OVER THIS COUNTRY AND ESPECIALLY KEEP YOUR HAND OF
 09:32:51 PROTECTION ON OUR MEN AND WOMEN IN THE MILITARY WHO ARE
 09:32:54 STANDING GUARD AND MAY EVEN BE RISKING THEIR LIVES TODAY TO
 09:32:57 ASSURE US THE FREEDOM AND LIBERTY THAT WE ENJOY IN THIS
 09:32:59 PLACE, IN THIS COUNTRY, LORD, AND WE THANK YOU FOR IT.
 09:33:03 AMEN.
 09:33:06 >> AMEN.

09:33:06 >>Mayor Errington: THANK YOU VERY MUCH.
 09:33:07 WOULD YOU PLEASE STAND AND JOIN ME -- I'VE ASKED THE
 09:33:10 VICE-MAYOR TODAY TO LEAD US IN THE PLEDGE OF ALLEGIANCE TO
 09:33:12 THE FLAG.
 09:33:13 [PLEDGE OF ALLEGIANCE]
 09:33:23 BEFORE WE CALL THE ROLL, I THINK WE NEED TO IDENTIFY THAT
 09:33:36 COUNCIL MEMBER WILSON HAS AN EXCUSED ABSENCE, SO HE WILL NOT
 09:33:40 BE ON ZOOM.
 09:33:41 AND WE NEED TO HAVE A VOTE FOR COUNCIL MEMBER JIM WARD, WHO
 09:33:48 IS ON ZOOM.
 09:33:49 I THINK I SEE YOU.
 09:33:51 HI, JIM.
 09:33:52 GOOD MORNING.
 09:33:52 >>Jim Ward: GOOD MORNING.

09:33:55 >>Mayor Errington: SO I HAVE SOMEONE TO MAKE A NOMINATION
 09:34:01 FOR THAT?
 09:34:01 MADE BY LARRY FIESEL AND SECONDED BY OUR VICE-MAYOR.
 09:34:05 PLEASE CALL THE ROLL, PLEASE.
 09:34:07 >>Joanne Ribble: AYE.
 09:34:09 >>Larry Fiesel: AYE.
 09:34:10 >>Jim Boesch: AYE.
 09:34:12 >>Jim Ward: AYE.
 09:34:14 >>Vice-Mayor McLain: AYE.
 09:34:16 >>Mayor Errington: AYE.
 09:34:17 HERE.

 09:34:18 COULD THAT SUFFICE AS A ROLL CALL, TOO?
 09:34:28 OKAY.
 09:34:28 GOOD.
 09:34:29 HERE, YEAH, NAY, AND ALL THAT COUNTS, RIGHT?
 09:34:34 OKAY, NANCY.
 09:34:34 THANK YOU.
 09:34:35 SECOND ON THE AGENDA IS APPROVAL OF THE AGENDA, ADDITIONS
 09:34:38 AND DELETIONS.
 09:34:40 DO WE HAVE ANY CORRECTIONS?
 09:34:42 OKAY.
 09:34:46 SO I WILL ENTERTAIN A MOTION TO APPROVE THE AGENDA.
 09:34:49 MOVED.
 09:34:53 SECONDED -- MOTION HAS BEEN MADE BY COUNCIL MEMBER BOESCH
 09:34:56 AND SECONDED BY COUNCIL MEMBER RIBBLE.
 09:34:59 WILL YOU CALL THE ROLL?
 09:35:01 >>Jim Ward: HERE.
 09:35:05 >>Jim Boesch: AYE.
 09:35:07 >>Larry Fiesel: AYE.
 09:35:07 >>Joanne Ribble: AYE.
 09:35:10 >>Vice-Mayor McLain: AYE.
 09:35:11 >>Mayor Errington: AYE.
 09:35:13 ITEM 3, PUBLIC HEARING/SECOND READING.
 09:35:20 ORDINANCE NUMBER 2021-07.
 09:35:26 MADAM CLERK, HAS THE ORDINANCE BEEN PROPERLY ADVERTISED?
 09:35:30 >>Carol Sacco: YES, MAYOR.

 09:35:31 >>Mayor Errington: WILL YOU PLEASE READ THE TITLE OF THE
 09:35:33 ORDINANCE, PLEASE?
 09:35:35 >>Carol Sacco: ORDINANCE 2021-07, AN ORDINANCE OF THE
 09:35:38 VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, ADOPTING
 09:35:40 AN AMENDMENT TO THE VILLAGE OF ESTERO COMPREHENSIVE PLAN TO
 09:35:43 AMEND POLICY PSF-1.5.10, POLICY FLU-1.3.7 AND POLICY
 09:35:51 FLU-1.2.3 OF THE COMPREHENSIVE PLAN TO CLARIFY PERMISSIBLE
 09:35:58 SCHOOL LOCATIONS AND TO AMEND THE FUTURE LAND USE MAP FOR A
 09:36:01 68.5-ACRE PROPERTY DESCRIBED IN EXHIBIT A FROM WETLANDS AND
 09:36:06 VILLAGE NEIGHBORHOOD 2 TO PUBLIC FACILITIES; PROVIDING FOR

09:36:09 SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN
 09:36:13 EFFECTIVE DATE.
 09:36:13 >>Mayor Errington: THANK YOU.
 09:36:14 STEVE, WOULD YOU LIKE TO INTRODUCE THIS?
 09:36:18 >>Nancy Stroud: EXCUSE ME, MAYOR AND COUNCIL.
 09:36:20 JUST A NOTE THAT COUNCILMAN WILSON IS NOW IN ATTENDANCE BY
 09:36:24 ZOOM.
 09:36:24 >>Mayor Errington: OH, HE IS?
 09:36:28 >>Nancy Stroud: THAT'S WHAT I WAS INFORMED BY TAMMY.
 09:36:31 >>Mayor Errington: WE HAVE TO AMEND THE MOTION.
 09:36:34 >>Nancy Stroud: YES.
 09:36:35 JUST HAVE ANOTHER MOTION TO INCLUDE HIM.
 09:36:38 >>Mayor Errington: I NEED A MOTION THEN TO APPROVE COUNCIL
 09:36:41 MEMBER WILSON TO JOIN US ON ZOOM.
 09:36:44 MOTION MADE BY JOANNE RIBBLE AND SECONDED BY JON McLAIN.

 09:36:50 NOW WE NEED A VOTE.
 09:36:52 >>Joanne Ribble: AYE.
 09:36:54 >>Larry Fiesel: AYE.
 09:36:55 >>Jim Boesch: AYE.
 09:36:56 >>Jim Ward: AYE.
 09:36:59 >> COUNCIL MEMBER WILSON?
 09:37:09 >>Mayor Errington: COUNCIL MEMBER WILSON, CAN YOU TURN ON --
 09:37:12 TURN OFF YOUR MUTE BUTTON, PLEASE.
 09:37:19 >> HE JUST DISCONNECTED.
 09:37:26 >>Mayor Errington: OKAY.
 09:37:26 WE'LL BE BACK TO YOU.
 09:37:29 >>Nancy Stroud: JUST CONTINUE THE VOTE.
 09:37:31 IF HE'S NOT AVAILABLE TO VOTE, THAT'S OKAY.
 09:37:33 >>Vice-Mayor McLain: AYE.
 09:37:34 >>Mayor Errington: AYE.
 09:37:35 COUNCIL MEMBER WILSON, WHEN YOU GET IN, YOU'RE READY TO GO.
 09:37:39 JOIN US WHEN YOU CAN.
 09:37:41 THANK YOU.
 09:37:42 STEVE?
 09:37:42 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
 09:37:45 WE HAVE ONE LONG ITEM ON THE AGENDA TODAY.
 09:37:48 THIS BEING OUR MIDDLE OF THE MONTH LAND USE MEETING, WHICH
 09:37:54 WE USE BY THE VILLAGE COUNCIL TO CATCH UP ON LAND USE
 09:37:58 ISSUES.
 09:37:59 THE ITEM TODAY IS THE COMPREHENSIVE PLAN AMENDMENT WITH OUR

 09:38:05 SECOND PUBLIC HEARING FOR THE SCHOOL SITE PROPERTY ON THREE
 09:38:08 OAKS PARKWAY.
 09:38:09 AS YOU'RE AWARE FROM THE REPORTS, THIS IS A 60-ACRE SITE
 09:38:13 THAT'S BEEN HELD BY THE SCHOOL DISTRICT FOR I BELIEVE OVER
 09:38:18 15 YEARS FOR THE PURPOSE OF BUILDING A SCHOOL ON THAT SITE.
 09:38:23 TODAY, WE'LL HAVE AN INITIAL PRESENTATION BY STAFF AND THEN

09:38:28 A LONGER PRESENTATION BY THE APPLICANT.
 09:38:30 SO I'D LIKE TO TURN IT OVER TO MARY GIBBS, WHO HAS SHEPHERD
 09:38:38 THIS APPLICATION REQUEST FROM THE SCHOOL DISTRICT THROUGH
 09:38:40 THE PROCESS.
 09:38:41 AND MARY CAN SUMMARIZE THE PROCESS.
 09:38:47 >>Mayor Errington: THANK YOU.
 09:38:48 WELCOME, MARY.
 09:38:49 >>Mary Gibbs: THANK YOU.
 09:38:50 GOOD MORNING, COUNCIL.
 09:38:51 SO AS STEVE SAID, THIS IS OUR SECOND PUBLIC HEARING, AND
 09:38:54 THIS WILL BE OUR FINAL PUBLIC HEARING TODAY FOR THE SCHOOL
 09:38:57 SITE COMPREHENSIVE PLAN AMENDMENT.
 09:38:59 WHAT THEY ARE ASKING FOR IS AN AMENDMENT TO CHANGE THE LAND
 09:39:02 USE DESIGNATION TO PUBLIC FACILITIES, WHICH IS THE TYPE OF
 09:39:07 AMENDMENT YOU DO WHEN YOU HAVE A GOVERNMENT-TYPE OPERATION
 09:39:09 -- SCHOOL, FIRE STATIONS, THOSE TYPE OF THINGS ARE
 09:39:12 DESIGNATED PUBLIC FACILITIES IN OUR LAND USE PLAN.
 09:39:15 THIS IS NOT A ZONING CASE, AS YOU KNOW.
 09:39:18 SOMETIMES IT GETS CONFUSING.

 09:39:20 THERE'S NO EX PARTE, NO SWEARING IN TODAY.
 09:39:24 IT'S A LEGISLATIVE DECISION OF THE COUNCIL.
 09:39:26 WE HAVE PUBLIC HEARINGS, AND THIS HAS BEEN GOING ON FOR A
 09:39:32 LITTLE WHILE.
 09:39:33 WE HAD PUBLIC HEARINGS AT THE PLANNING AND ZONING BOARD BACK
 09:39:36 IN DECEMBER AND JANUARY.
 09:39:38 THEY MADE A RECOMMENDATION TO COUNCIL TO APPROVE IT WITH
 09:39:40 CONDITIONS.
 09:39:41 THE COUNCIL HAD THE FIRST READING ON MAY 26th, WHICH IS
 09:39:45 ACTUALLY A PUBLIC HEARING, UNLIKE A ZONING CASE.
 09:39:48 SO WE WENT THROUGH THE BIG, LONG PRESENTATION FROM THE
 09:39:51 APPLICANT AT THAT TIME.
 09:39:53 WE HAD QUESTIONS.
 09:39:54 WE HAD DISCUSSION.
 09:39:55 AND THE COUNCIL VOTED TO TRANSMIT THAT TO THE STATE.
 09:39:59 SO WHAT THAT MEANS IS BACK AT THE END OF MAY, YOU SAID,
 09:40:03 LET'S SEND IT TO THE STATE BECAUSE IT'S REQUIRED FOR
 09:40:06 COMPREHENSIVE PLAN AMENDMENTS AND WE HAVE TO WAIT AND SEE IF
 09:40:08 THE STATE HAS COMMENTS.
 09:40:10 AND THEN WHEN THE STATE COMMENTS COME BACK, WE SCHEDULE THE
 09:40:13 SECOND PUBLIC HEARING.
 09:40:14 SO THAT'S WHAT WE'VE DONE TODAY.
 09:40:15 WE GOT COMMENTS BACK FROM THE STATE.
 09:40:19 THREE DIFFERENT AGENCIES.
 09:40:21 DEPARTMENT OF ENVIRONMENTAL OPPORTUNITY AND THE DEPARTMENT

 09:40:24 OF ENVIRONMENTAL PROTECTION, AND THEN FLORIDA DEPARTMENT OF
 09:40:28 TRANSPORTATION.

09:40:28 WE'VE INCLUDED THEM IN YOUR PACKET.
 09:40:32 BASICALLY, THEY WILL TELL YOU IF THEY HAVE AN OBJECTION.
 09:40:35 IT HAS TO BE BASED ON SOME STATE RESOURCES OR SOME
 09:40:39 STATE-TYPE OF IMPACT.
 09:40:41 SO WE GOT THE COMMENTS BACK.
 09:40:43 NOBODY OBJECTED.
 09:40:45 WE HAD ONE SUGGESTION FROM THE STATE DEPARTMENT OF ECONOMIC
 09:40:48 OPPORTUNITY, THAT THEY SUGGESTED WE HAVE, IN ADDITION TO THE
 09:40:53 MAP AMENDMENT, WE HAVE SOME CHANGES TO THE TEXT OF THE PLAN
 09:40:57 ADDRESSING WETLANDS.
 09:40:58 AND SO BASICALLY, THERE ARE WETLANDS ON THE SITE, AND IN
 09:41:02 ORDER TO GET THIS APPROVED, WE'VE GOT TO CHANGE THOSE
 09:41:05 POLICIES TO SAY THAT IF YOU'VE GOT PERMITS TO IMPACT THE
 09:41:10 WETLANDS, WHICH THE SCHOOL DISTRICT RECEIVED MANY YEARS AGO
 09:41:13 FROM THE WATER MANAGEMENT DISTRICT AND THE ARMY CORPS, THAT
 09:41:17 THEY CAN CONTINUE TO DO THAT, BUT WE WANT A HIGHER LEVEL OF
 09:41:21 ENVIRONMENTAL PROTECTION.
 09:41:22 SO WE WANT TO MAKE SURE THAT HIGH-QUALITY WETLANDS AND
 09:41:26 MEDIUM-QUALITY WETLANDS ARE NOT IMPACTED.
 09:41:29 JUST THE POOR-QUALITY WETLANDS.
 09:41:31 SO THE STATE HAD A COMMENT THAT THEY WANTED US TO EXPLAIN
 09:41:38 HOW THAT WAS DEFINED, HOW HIGH-QUALITY WETLANDS ARE DEFINED.
 09:41:41 SO WE PUT SOME LANGUAGE IN THAT JUST EXPLAINS THAT AS

 09:41:45 DETERMINED BY WATER MANAGEMENT DISTRICT.
 09:41:48 SO WE MADE THOSE CHANGES.
 09:41:51 THAT'S WHY WE SCHEDULED THE HEARING TO COME BACK, BECAUSE
 09:41:54 WE'RE READY FOR THE FINAL VOTE.
 09:41:57 WE DID RECEIVE SOME E-COMMENTS, WHICH WERE FORWARDED TO YOU
 09:42:01 YESTERDAY.
 09:42:01 I THINK WE GOT SIX COMMENTS FROM PEOPLE.
 09:42:06 SO WE FORWARDED THEM TO YOU.
 09:42:08 YOU'VE GOT THEM IN YOUR PACKET, AND WE TYPICALLY, IF THEY
 09:42:13 COME IN BEFORE NOON, THEY ARE SENT TO YOU SO YOU CAN READ
 09:42:16 THEM IN ADVANCE.
 09:42:17 WE DON'T HAVE TO READ THEM AT THE HEARING TODAY.
 09:42:19 I THINK WE DO HAVE A COUPLE OF PEOPLE THAT HAVE PUBLIC
 09:42:22 COMMENTS TODAY THAT WOULD LIKE TO SPEAK.
 09:42:28 WE GOT FROM THE SCHOOL DISTRICT TODAY, WE'VE GOT KATHIE
 09:42:31 EBAUGH, WHO IS THE DIRECTOR OF FACILITIES AND OPERATIONS.
 09:42:34 AND THEN WE HAVE DANA HUME FROM JOHNSON ENGINEERING WHO IS
 09:42:38 THE ENGINEER WORKING WITH THE SCHOOL DISTRICT ON THIS
 09:42:41 PROJECT.
 09:42:41 THEY ARE HERE.
 09:42:42 THEY DON'T REALLY HAVE A FORMAL PRESENTATION PLANNED BECAUSE
 09:42:45 THEY WENT THROUGH THAT WHOLE PRESENTATION ON THE MAY 26th
 09:42:48 MEETING.
 09:42:48 SO THEY ARE BASICALLY HERE IF YOU HAVE ANY QUESTIONS FOR

09:42:52 THEM, BUT, AGAIN, NO FORMAL PRESENTATION PLANNED UNLESS YOU

09:42:55 WANT THEM TO DO SOMETHING.

09:42:57 IF YOU DON'T HAVE ANY QUESTIONS AT THIS TIME, ARE THERE ANY

09:43:03 QUESTIONS FOR ME?

09:43:04 >>Mayor Errington: QUESTIONS FROM COUNCIL?

09:43:06 ONLINE, JIM WARD, DO YOU HAVE ANY QUESTIONS?

09:43:17 >>Jim Ward: NOT AT THIS TIME.

09:43:20 >>Mayor Errington: I HAVE A QUESTION.

09:43:23 COULD YOU REITERATE THE WETLANDS?

09:43:31 JUST BECAUSE I KNOW THAT IS OF A CONCERN AND THE WETLANDS

09:43:39 ARE VIEWED IN DIFFERENT WAYS.

09:43:40 >>Mary Gibbs: RIGHT.

09:43:41 SO WE HAVE POLICIES IN OUR PLAN TO PROTECT WETLANDS.

09:43:44 IN ADDITION, THE WATER MANAGEMENT DISTRICT AND THE OTHER

09:43:48 AGENCIES DO.

09:43:48 I THINK OURS ARE A LITTLE BIT STRICTER THAN THEIRS.

09:43:51 BUT IN THIS SITUATION, OF COURSE, THE SCHOOL DISTRICT GOT

09:43:54 APPROVAL WHEN THEY FIRST PURCHASED THE PROPERTY IN 2005,

09:44:00 THEY PURSUED APPROVALS BECAUSE THEY WERE GOING TO DO THE

09:44:03 HIGH SCHOOL SITE ON THAT PROPERTY.

09:44:04 SO THEY PAID MITIGATION TO THE WATER MANAGEMENT DISTRICT TO

09:44:08 PURCHASE OTHER PROPERTIES, WHICH IS TYPICALLY WHAT WATER

09:44:12 MANAGEMENT DOES.

09:44:13 BUT WE HAVE POLICIES THAT SAY WE WANT TO PROTECT THE

09:44:17 WETLANDS.

09:44:18 SO WHAT WE HAVE PROPOSED IS MODIFYING THIS POLICY SLIGHTLY

09:44:22 TO ALLOW YOU TO DO A SCHOOL IN WHAT'S DESIGNATED A WETLAND,

09:44:28 BUT ONLY BASICALLY FOR THESE VERY POOR, LOW-QUALITY

09:44:32 WETLANDS.

09:44:32 WE HAD TESTIMONY AT THE LAST HEARING THAT THIS SITE IS VERY

09:44:37 IMPACTED BY MELALEUCA AND THE DRAINAGE BECAUSE OF THE

09:44:40 CONSTRUCTION OF THE INTERSTATE AND THREE OAKS HAS REALLY CUT

09:44:43 OFF THE WATER FLOW, SO THERE'S NO FLOW WAY OR CYPRESS HEADS

09:44:47 OR ANYTHING ON THIS PROPERTY LIKE WHAT WE'VE HAD THE

09:44:50 PROPERTY OUT EAST, IF YOU REMEMBER THE ARGO PROPERTY WAS A

09:44:54 FLOW WAY.

09:44:55 IT HAD PRISTINE CYPRESS HEADS AND WE REALLY WANTED TO

09:44:58 PROTECT THOSE.

09:44:59 THIS IS VERY IMPACTED.

09:45:00 SO WHAT WE'RE SAYING IS, IF YOU PROTECT THE HIGH-QUALITY AND

09:45:04 MEDIUM-QUALITY WETLANDS, THAT YOU COULD IMPACT THESE

09:45:06 LOW-QUALITY WETLANDS IF YOU'VE ALREADY GOT PERMITS FROM THE

09:45:10 OTHER AGENCIES, AND THAT THEY WILL WORK -- THAT THE SCHOOL

09:45:15 DISTRICT WILL WORK WITH US SO THAT WHEN THEY DESIGN THE

09:45:19 SITE, WE CAN FIND SOME OPPORTUNITIES FOR A PUBLIC USE.

09:45:24 IN LIEU OF PROTECTING THIS POOR QUALITY WETLANDS, WHICH ARE

09:45:30 ALL OVER THE SITE, WE WOULD LIKE TO WORK WITH THEM TO HAVE
 09:45:33 SOME ADDITIONAL OPEN SPACE OR MAYBE SOME BALL FIELDS OR SOME
 09:45:38 WAY THAT WE CAN USE THE SITE SO THAT THERE'S SOME JOINT USE
 09:45:42 SO THAT THE PUBLIC WILL HAVE OPPORTUNITIES INSTEAD OF IT
 09:45:44 BEING JUST STRICTLY FOR THE SCHOOL.

09:45:46 SO IT GIVES US A LITTLE OPPORTUNITY TO GET SOMETHING MORE.
 09:45:51 >>Mayor Errington: THANK YOU.
 09:45:52 ANY OTHER QUESTIONS OR COMMENTS?
 09:46:00 THANK YOU, MARY.
 09:46:01 WE WILL NOW OPEN THE HEARING FOR PUBLIC COMMENTS.
 09:46:03 DO YOU HAVE ANYONE WHO HAS SIGNED UP?
 09:46:05 >>Carol Sacco: YES, MAYOR.
 09:46:07 I HAVE THE FIRST, ECCL, ALLAN BOWDITCH.
 09:46:15 >>Mayor Errington: GOOD MORNING.
 09:46:16 >> GOOD MORNING.
 09:46:16 GOOD MORNING, MADAM MAYOR, COUNCILORS.
 09:46:20 MY NAME IS ALLAN BOWDITCH.
 09:46:25 I'M THE CHIEF COMMUNICATIONS OFFICER OF THE ECCL.
 09:46:28 I LIVE IN SHADOW WOOD IN ESTERO.
 09:46:30 I'M HERE TO SUPPORT THE PROPOSED AMENDMENT FOR THE SCHOOL
 09:46:33 SITE ON THREE OAKS PARKWAY.
 09:46:36 THE ECCL, AS YOU KNOW, IS A NONPARTISAN, NONPOLITICAL
 09:46:41 ADVOCACY ORGANIZATION, AND I WOULD FIRST LIKE TO THANK THE
 09:46:46 PLANNING AND ZONING BOARD, THE VILLAGE COUNCIL, AND THE
 09:46:48 SCHOOL DISTRICT FOR SETTING UP THE HEARINGS ON THIS MATTER.
 09:46:53 AND I KNOW THAT A NUMBER OF ISSUES HAVE BEEN TAKEN INTO
 09:46:55 ACCOUNT IN RELATION TO THIS.
 09:46:57 I THINK IT'S NEVER EASY WITH A PROJECT OF THIS TYPE TO
 09:47:01 APPEAL TO EVERYONE AND TO HAVE A SATISFIED 100%, YOU KNOW,
 09:47:07 ACROSS THE BOARD.

09:47:08 BUT WHAT ONE HAS TO DO IS WEIGH UP THE PROS AND THE CONS.
 09:47:12 AND CERTAINLY FROM THE ECCL'S PERSPECTIVE, THE ADVANTAGES
 09:47:16 AND THE BENEFITS OF THIS AMENDMENT AND THE SCHOOL ON THREE
 09:47:21 OAKS IS INDEED A WORTHWHILE PROJECT, EVEN THOUGH WE
 09:47:26 UNDERSTAND IT MAY NOT BE SATISFACTORY TO ABSOLUTELY
 09:47:30 EVERYONE.
 09:47:30 SO THANK YOU.
 09:47:31 >>Mayor Errington: THANK YOU.
 09:47:32 ANYONE ELSE?
 09:47:34 >>Carol Sacco: YES, MAYOR.
 09:47:35 MS. LINDA MURPHY OF VILLAGIO.
 09:47:40 >> I'M HERE.
 09:47:41 BUT I'M NOT A REPRESENTATIVE OF VILLAGIO.
 09:47:45 >>Mayor Errington: ONLY IF YOU WANT TO MAKE A PUBLIC
 09:47:47 COMMENT.
 09:47:47 DID YOU SIGN IN TO MAKE A PUBLIC COMMENT?

09:47:51 >> NO, THEY JUST TOLD ME TO FILL OUT A FORM.
 09:47:56 >>Mayor Errington: WHAT KIND OF FORM?
 09:47:58 >> JUST A LITTLE CARD.
 09:48:00 >>Mayor Errington: OH, OKAY.
 09:48:05 >> [NOT SPEAKING INTO A MICROPHONE]
 09:48:08 >>Mayor Errington: IF ANYONE WANTS TO MAKE A COMMENT, YOU
 09:48:10 NEED TO FILL OUT A CARD AND GIVE IT TO OUR VILLAGE CLERK.
 09:48:20 >> CAN I DO THAT NOW?
 09:48:21 >>Mayor Errington: YES.

 09:48:22 THE VILLAGE CLERK WILL GIVE YOU A CARD.
 09:48:27 THIS IS THE TIME FOR YOU TO SPEAK.
 09:48:33 ANYONE WHO WANTS TO SPEAK, YOU HAVE THREE MINUTES.
 09:48:37 >> I'LL SPEAK THEN.
 09:48:38 >>Mayor Errington: YOU HAVE TO GET YOUR NAME DOWN.
 09:48:41 YOU HAVE TO COME UP HERE.
 09:48:49 >>Carol Sacco: LINDA MURPHY.
 09:48:50 >>Mayor Errington: WE WELCOME YOU.
 09:48:51 STATE YOUR NAME AND ADDRESS AND YOU HAVE THREE MINUTES.
 09:48:53 >> I'M LINDA MURPHY.
 09:48:55 I HAVE LIVED IN ESTERO SINCE 1984.
 09:48:58 I LIVE IN VILLAGIO NOW AT 10009 VILLAGIO GARDENS LANE, 207.
 09:49:05 I AM NOT IN FAVOR OF THIS SCHOOL LOCATION.
 09:49:07 BASICALLY, BECAUSE IT'S GOING TO CAUSE HAVOC WITH THE
 09:49:12 ROADWAYS.
 09:49:13 IT'S WAY TOO CLOSE TO WHERE THE TRAFFIC LIGHTS ARE.
 09:49:18 IT'S ALREADY BACKED UP MANY TIMES IN SEASON.
 09:49:21 MANY, MANY TIMES.
 09:49:22 SO I THINK IT'S A VERY POOR LOCATION.
 09:49:24 I KNOW THAT THE SCHOOL BOARD OR THE COUNTY, WHOEVER, BUYS A
 09:49:29 LOT OF LAND HERE AND THERE, AND I'M SURE THERE'S A BETTER
 09:49:32 PLACE.
 09:49:32 I REALIZE THAT SOMEONE, THE COUNCIL, HAS MADE THE DECISION
 09:49:36 FOR US, SO WE DON'T HAVE A CHOICE ANYMORE.
 09:49:39 WHEN I WENT TO THE SCHOOL WHERE THEY SHOWED THE PLACARD

 09:49:43 SHOWING WHERE IT WAS GOING TO BE AND GIVING THE RAH-RAH
 09:49:47 ABOUT HOW WONDERFUL IT IS, I SAID, WHAT ARE YOU DOING WITH
 09:49:50 THE WETLANDS?
 09:49:51 THEY SAID, "OH, THERE'S NO WETLANDS THERE."
 09:49:53 I JUST FEEL LIKE THERE WERE LOTS OF HOLES IN WHAT SHOULD
 09:49:56 HAVE BEEN TAKEN INTO ACCOUNT TO WHAT YOU ENDED UP WITH IN
 09:50:01 THE FAVOR OF WHAT YOU WANT.
 09:50:03 I JUST DON'T HAPPEN TO BE ONE WHO WANTS IT.
 09:50:10 >>Mayor Errington: THANK YOU FOR YOUR COMMENTS.
 09:50:11 ANYONE ELSE?
 09:50:13 >>Carol Sacco: I'M WAITING FOR HER TO FINISH HER CARD.
 09:50:15 >>Mayor Errington: IS SHE THE LAST ONE?

09:50:17 >>Carol Sacco: YEAH, THAT'S IT.
 09:50:21 >>Mayor Errington: YOU CAN COMPLETE THE CARD.
 09:50:23 WHAT IS YOUR NAME?
 09:50:23 COME UP.
 09:50:28 YOU DON'T HAVE TO DO YOUR WHOLE THREE-MINUTE SPEECH ON THE
 09:50:33 CARD.
 09:50:35 [LAUGHTER]
 09:50:36 >> FILLED IN ALL THE BLANKS.
 09:50:38 >>Mayor Errington: OKAY, GOOD, GOOD.
 09:50:39 WE WANT TO RECOGNIZE THAT YOU ARE HERE AND YOU HAD A CHANCE
 09:50:46 TO SPEAK.
 09:50:46 >>Carol Sacco: FRAN GATTI.
 09:50:49 >>Mayor Errington: WILL YOU STATE YOUR NAME AND ADDRESS?

 09:50:51 >> FRAN GATTI.
 09:50:53 I LIVE AT THE VILLAGES OF COUNTRY CREEK.
 09:50:56 I'M AN ORIGINAL OWNER FROM 1988.
 09:51:03 AND MY PROBLEMS, I AM NOT FOR THIS SCHOOL TO BE BUILT THERE.
 09:51:09 I'LL MENTION VILLAGES OF COUNTRY CREEK.
 09:51:15 WE'RE IN A FLOOD ZONE.
 09:51:16 THE ESTERO RIVER RUNS THROUGH THE PROPERTY.
 09:51:18 NOT ONLY THAT, THERE ARE OTHER TRIBUTARIES TO IT.
 09:51:23 NOW, EVEN ESTERO PLACE THE RIVER GOES UNDER AND IT GOES
 09:51:28 THERE ALSO.
 09:51:29 NOW, WHEN IRMA CAME THROUGH, PARKWAY OAKS WAS FLOODED.
 09:51:36 IT HAD ONE FOOT OR TWO FEET OF WATER ON IT.
 09:51:42 WE HAD TO STAY AT THE HERTZ ARENA, AND WE STAYED THERE FOR
 09:51:50 THREE TO FOUR DAYS.
 09:51:55 STREETS IN COUNTRY CREEK REMAIN DRY GOING AROUND, THAT WAS
 09:51:58 CLOSED OFF.
 09:52:00 THE STREET I LIVE ON WAS CLOSED OFF, BESIDE THE WATER ON IT,
 09:52:05 IT HAD A HUGE OAK COME DOWN ON IT.
 09:52:08 NOW, THE ESTERO RIVER, IF YOU EVER HAVE PLAYED GOLF THERE,
 09:52:12 YOU GO OVER A LITTLE BRIDGE AND THE RIVER IS LIKE 25, 30
 09:52:16 FEET DOWN THERE.
 09:52:18 IT'S WAY DOWN.
 09:52:20 WHEN THAT IRMA CAME THROUGH, IT CAME -- ROSE OVER THE TOP,
 09:52:27 FLOODED THE FIRST SCREEN, CONTINUED ON AND WENT NEAR THE
 09:52:35 POOL.

 09:52:35 SO THAT'S THAT.
 09:52:36 THE OTHER THING THAT I'M TALKING ABOUT COUNTRY CREEK AND THE
 09:52:39 PROBLEMS THAT WE HAVE.
 09:52:43 NOW, THERE'S COPPER OAKS.
 09:52:44 I DON'T KNOW IF THERE'S ANYONE FROM COPPER OAKS HERE, THEY
 09:52:47 ARE BACKING UP TO IT.
 09:52:48 SO I DON'T KNOW WHAT THEIR PROBLEM IS GOING TO BE.
 09:52:53 AND THE OTHER THING THAT'S IMPORTANT IS THE WETLANDS.

09:52:57 THE WETLANDS, IT SEEMS EVERY TIME I READ THE NEWSPAPER, THEY
 09:53:00 ARE TAKING AWAY WETLANDS SOMEWHERE.
 09:53:04 NOW, SPEAK CORKSCREW ROAD, DEVELOPMENT, OF COURSE, ON THE
 09:53:12 EAST SIDE OF 75.
 09:53:14 AND THERE WERE WETLANDS THERE, THERE WERE PLENTY OF THEM,
 09:53:18 BUT THEY AREN'T THERE ANY LONGER.
 09:53:20 SO I AM JUST CONCERNED ABOUT THE WETLANDS, ALSO THE TRAFFIC,
 09:53:26 WHICH ANOTHER PERSON MENTIONED ABOUT THE BACKUP, AND THE
 09:53:31 BACKUP BECAUSE I GUESS I LIVE -- IF I GO OUT THE BACK
 09:53:37 ENTRANCE, FORGET ABOUT IT.
 09:53:39 SOME DAYS IN SEASON, IT'S REALLY BUSY.
 09:53:43 SO WITH THE BUSES COMING IN, THEY DON'T HAVE TOO MUCH LEEWAY
 09:53:47 FROM LEAVING CORKSCREW TO ENTER IN.
 09:53:53 THAT'S ABOUT ALL I HAVE TO SAY ABOUT IT.
 09:53:55 >>Mayor Errington: THANK YOU.
 09:53:56 YOU DID A VERY GOOD JOB JUST DOING IT.
 09:53:59 THANK YOU.

09:53:59 THANK YOU VERY MUCH.
 09:54:02 >>Carol Sacco: THAT'S IT, MAYOR.
 09:54:03 >>Mayor Errington: THAT'S IT.
 09:54:04 NOW WE WILL CLOSE THE PUBLIC COMMENT PORTION OF THE MEETING.
 09:54:15 LAST CALL.
 09:54:16 DO WE HAVE ANYONE ON COUNCIL WHO WANTS TO DISCUSS THIS ANY
 09:54:21 MORE?
 09:54:23 >>Carol Sacco: COUNCIL MEMBER WILSON IS STILL HAVING ISSUES
 09:54:25 TRYING TO LOG IN.
 09:54:28 >>Mayor Errington: I DON'T THINK HE CAN HEAR US EITHER.
 09:54:31 WE CAN'T HEAR HIM.
 09:54:32 SO WE WILL HAVE TO PROCEED.
 09:54:35 AT THIS POINT IN TIME, THEN, WE NEED TO HAVE A MOTION TO
 09:54:41 APPROVE THIS ORDINANCE.
 09:54:42 DO I HAVE A MOTION TO APPROVE ORDINANCE NUMBER 2021-07?
 09:54:49 >>Jim Boesch: I'LL MAKE THE MOTION.
 09:54:50 >>Mayor Errington: THE MOTION HAS BEEN MADE BY COUNCIL
 09:54:51 MEMBER BOESCH AND SECONDED BY VICE-MAYOR JON McLAIN.
 09:54:57 MADAM CLERK, WOULD YOU CALL THE ROLL?
 09:54:59 >>Mary Gibbs: MAY I ASK A QUESTION JUST TO CLARIFY?
 09:55:02 THE MOTION IS TO APPROVE THE ORDINANCE AS REVISED BY STAFF.
 09:55:06 SO THERE ARE REVISIONS IN YOUR PACKET TO ADDRESS THE STATE
 09:55:10 COMMENTS.
 09:55:10 >>Mayor Errington: YES.
 09:55:11 YOU HAVE THAT?

09:55:13 OKAY.
 09:55:14 >>Carol Sacco: COUNCIL MEMBER WILSON IS NOT ONLINE.
 09:55:17 SO WE'RE NOT GOING TO BE ABLE TO GET HIS VOTE.
 09:55:19 COUNCIL MEMBER WARD.

09:55:20 >>Jim Ward: AYE.
 09:55:22 >>Jim Boesch: AYE.
 09:55:24 >>Larry Fiesel: AYE.
 09:55:26 >>Joanne Ribble: AYE.
 09:55:27 >>Vice-Mayor McLain: AYE.
 09:55:28 >>Mayor Errington: AYE.
 09:55:29 THE MOTION IS APPROVED.
 09:55:35 THANK YOU.
 09:55:36 AT THIS TIME, DO WE HAVE PUBLIC COMMENT ON ANY NON-AGENDA
 09:55:41 ITEMS?
 09:55:43 >>Carol Sacco: WE HAVE NO ONE SIGNED UP.
 09:55:44 >>Mayor Errington: NO ONE.
 09:55:45 NUMBER 5, COUNCIL COMMUNICATIONS.
 09:55:50 LET'S START TODAY WITH COUNCIL MEMBER RIBBLE.
 09:55:57 >>Joanne Ribble: I HAVE NOTHING, MAYOR.
 09:55:59 >>Mayor Errington: COUNCIL MEMBER FIESEL?
 09:56:01 >>Larry Fiesel: NOTHING.
 09:56:03 >>Mayor Errington: VICE-MAYOR?
 09:56:05 >>Vice-Mayor McLain: I JUST WANT TO SAY THANK YOU FOR OUR
 09:56:09 MAYOR AND FOR OUR COMMISSIONER RAY SANDELLI.
 09:56:14 THIS PAST WEEKEND ON SATURDAY, THE COMMUNITY I LIVE IN,

 09:56:19 BELLE LAGO, HAD A GRAND OPENING OF A POOL.
 09:56:22 THEY HAD TO REFURNISH IT.
 09:56:23 IT WAS ABOUT A HUNDRED THOUSAND DOLLAR EXPENSE TO REDO IT.
 09:56:27 THE POINT BEING, IT WAS A NICE EVENT.
 09:56:31 A COUPLE HUNDRED PEOPLE WERE THERE.
 09:56:33 AND IT WAS GREAT TO HAVE THE MAYOR AND RAY SANDELLI THERE TO
 09:56:37 SOCIALIZE WITH PEOPLE AND LET PEOPLE KNOW WHO THEIR ELECTED
 09:56:41 OFFICIALS ARE.
 09:56:42 I THINK IT'S VERY MEANINGFUL FOR PEOPLE TO BE ABLE TO REALLY
 09:56:47 ASK QUESTIONS AND MAKE POSITIVE COMMENTS AND SOME
 09:56:50 CONSTRUCTIVE COMMENTS ABOUT WHAT'S GOING ON.
 09:56:53 I THINK THAT WAS A GREAT IDEA, AND I THANK THE MAYOR AND RAY
 09:56:58 SANDELLI FOR DOING THAT.
 09:56:59 THAT'S ALL I HAVE.
 09:56:59 >>Mayor Errington: THANK YOU, JON.
 09:57:00 MEMBER BOESCH.
 09:57:02 >>Jim Boesch: I'M GOING TO TAKE A PASS.
 09:57:05 >>Mayor Errington: COUNCIL MEMBER WARD?
 09:57:07 >>Jim Ward: NO COMMENTS.
 09:57:09 THANK YOU.
 09:57:09 >>Mayor Errington: OKAY.
 09:57:10 NO COMMENT.
 09:57:10 I, TOO, IT WAS A GREAT EVENT FOR THE POOL OPENING.
 09:57:16 THAT'S THE FIRST TIME I'VE EVER DONE ANY KIND OF DEDICATION
 09:57:18 FOR A POOL.

09:57:19 [LAUGHTER]
 09:57:20 RATHER HOT.
 09:57:21 I WAS HOPING SOMEONE PUSHED ME INTO THE POOL, BUT THEY
 09:57:24 DIDN'T.
 09:57:25 [LAUGHTER]
 09:57:26 IT WAS VERY NICE.
 09:57:27 THOSE ARE THE KINDS OF ACTIVITIES AND IDEAS YOU SHOULD THINK
 09:57:30 ABOUT FOR YOUR OWN COMMUNITIES TO GENERATE.
 09:57:32 THAT WAS DIFFERENT, BUT IT WAS VERY, VERY NICE AND VERY WELL
 09:57:36 DONE, AND IT WAS THE APEX OF THE DAY.
 09:57:41 IT WAS DELIGHTFUL.
 09:57:42 THE DAY BEFORE I REPRESENTED THE VILLAGE, AND I SPOKE AT A
 09:57:50 GROUP, COMMERCIAL INVESTORS.
 09:57:55 IT WAS IN FORT MYERS.
 09:57:56 I HAD ABOUT 35, 40 PEOPLE THERE ALL INVESTORS AND BUSINESSES
 09:58:01 AND REAL ESTATE, AND THEY WANTED TO KNOW THE VISION OF
 09:58:05 ESTERO.
 09:58:08 AND WHEN I GOT FINISHED, IT WENT VERY WELL.
 09:58:12 WHEN I GOT FINISHED, SOMEONE STOOD UP AND SAID, WHY WERE WE
 09:58:17 NOT FRIENDLY WITH INDUSTRY -- BUSINESS AND INDUSTRY COMING
 09:58:20 INTO ESTERO?
 09:58:21 AND TO MY GOOD FORTUNE, JIM TATOOLLES WAS THERE FROM THE
 09:58:27 PLANNING, ZONING, AND DESIGN BOARD.
 09:58:29 AND I SAID, HERE'S THE MAN TO TELL YOU WHY.
 09:58:33 SO I LET HIM TALK ABOUT IT.

 09:58:35 I UNDERSTAND MARY IS GOING TO BE GOING THERE WITH JIM
 09:58:39 SOMETIME IN THE NEAR FUTURE.
 09:58:40 PEOPLE ARE WARNED, THAT'S GOING TO BE A QUESTION.
 09:58:43 IT MADE ME THINK ABOUT ESTERO AND THE BEAUTY OF ESTERO AND
 09:58:50 EVERYTHING THAT WE'RE TRYING TO DO.
 09:58:54 AND JUST HOW BEAUTIFUL THIS IS AND HOW PRECIOUS EVERYTHING
 09:58:58 IS TO US.
 09:59:00 OUR WATER, EVEN OUR DIRT.
 09:59:03 OUR DIRT IS SO PRECIOUS TO US.
 09:59:06 THE AIR THAT WE BREATHE.
 09:59:09 WE LIVE IN A BEAUTIFUL PLACE, AND HOPEFULLY ALL OF US HERE
 09:59:14 ON COUNCIL WILL HAVE THE OPPORTUNITY TO GUIDE US FOR A FEW
 09:59:18 YEARS THAT WE ARE HERE TO MAKE IT AN EVEN BETTER PLACE.
 09:59:21 EVERYTHING THAT WE'RE TRYING TO DO TO MAKE THIS AN AREA FOR
 09:59:25 THE QUALITY OF LIFE THE WAY WE WOULD HOPE THAT ALL PEOPLE
 09:59:29 WOULD HAVE THE OPPORTUNITY TO LIVE.
 09:59:30 SO JUST THANK YOU AND WE APPRECIATE EVERYONE WHO CAME OUT
 09:59:39 TODAY, EITHER WHETHER YOU WERE FOR OR AGAINST SOMETHING, IT
 09:59:44 STILL SHOWS THAT WE ARE A PART OF THE COMMUNITY.
 09:59:46 I'M ASKING FOR NOW, NANCY STROUD, DO YOU HAVE ANYTHING TO
 09:59:54 SAY?
 09:59:54 >>Nancy Stroud: YES, GOOD MORNING, MAYOR AND COUNCIL.

09:59:57 IT'S GOOD TO BE HERE.
 09:59:58 I JUST WANT TO MENTION THAT I HAVE PREPARED A MEMO REGARDING
 10:00:02 THE LEGISLATION PASSED BY THE STATE LEGISLATURE THIS LAST

 10:00:07 SESSION, PARTICULARLY IN REGARD TO LAND USE AND DEVELOPMENT
 10:00:12 MATTERS.
 10:00:12 SO YOU'LL BE SEEING THAT IN YOUR E-MAIL SHORTLY.
 10:00:17 I'M ALSO SENDING IT TO THE BOARD JUST SO EVERYONE CAN KEEP
 10:00:20 UP TO DATE WITH THE CHANGES.
 10:00:22 THANK YOU.
 10:00:23 >>Mayor Errington: HOW MANY PAGES ARE WE LOOKING AT?
 10:00:25 >>Nancy Stroud: IT'S ONLY THREE AND A HALF PAGES.
 10:00:27 IT'S NOT -- HOPEFULLY IT'S EASY TO READ.
 10:00:31 >>Mayor Errington: OKAY, GOOD.
 10:00:32 THANK YOU.
 10:00:32 STEVE, DO YOU HAVE ANYTHING AS VILLAGE MANAGER?
 10:00:36 >>Steven Sarkozy: JUST A COUPLE OF LITTLE THINGS.
 10:00:38 FIRST, IT LOOKS LIKE WE'RE GOING TO HAVE TO CHANGE THE
 10:00:40 MEETING DATE FOR THE FIRST MEETING IN SEPTEMBER.
 10:00:44 SEPTEMBER IS THE TIME WHEN ALL TAXING JURISDICTIONS HAVE TO
 10:00:49 APPROVE THEIR AD VALOREM TAX RATES AS PART OF THEIR ANNUAL
 10:00:54 BUDGETS.
 10:00:55 THERE IS A SEQUENCE ON HOW THAT OCCURS, ACCORDING TO STATE
 10:00:58 STATUTE.
 10:00:59 WE ARE NOT GOING TO BE ABLE TO HAVE OUR MEETING ON THE 7th
 10:01:04 BECAUSE IT CONFLICTS WITH THE COUNTY.
 10:01:06 SO I THINK WE HAVE THE FLEXIBILITY IN CHANGING THAT, BUT I'M
 10:01:11 SUGGESTING THAT WE DO IT ON THURSDAY, SEPTEMBER 8th.
 10:01:15 THAT MAY, AGAIN, CHANGE.

 10:01:18 BUT IF YOU WOULD CHECK YOUR CALENDARS, WE'LL HAVE SOMETHING
 10:01:20 ON THE UPCOMING AGENDA NEXT WEEK TO FORMALLY APPROVE THAT
 10:01:25 DATE.
 10:01:25 BUT CHECK YOUR CALENDAR.
 10:01:27 >>Mayor Errington: WOULD THAT BE AN EVENING MEETING?
 10:01:30 >>Carol Sacco: ACTUALLY THAT WOULD BE SEPTEMBER 9th.
 10:01:32 >>Mayor Errington: THE 9th BUT AT 5:30?
 10:01:35 >>Carol Sacco: 5:30, YES.
 10:01:37 >>Mayor Errington: SEPTEMBER THE 9th.
 10:01:39 >>Steven Sarkozy: AND ALSO, THEN, THE SECOND ITEM IS THAT IN
 10:01:45 ACCORDANCE WITH OUR VILLAGE CHARTER, WE'LL HAVE A
 10:01:50 PRELIMINARY BUDGET OUT TO YOU EITHER TODAY OR TOMORROW.
 10:01:55 LIKELY TOMORROW.
 10:01:55 UNDER THE REQUIREMENTS OF THE CHARTER, THE PRELIMINARY
 10:01:59 BUDGET FOR THE UPCOMING YEAR NEEDS TO BE IN YOUR HANDS AND
 10:02:04 PUBLICLY POSTED BEFORE THE 15th.
 10:02:08 SO WE'LL PUT THAT OUT.
 10:02:11 IT IS VERY EARLY YET IN THE PROCESS BECAUSE WE STILL DON'T

10:02:14 HAVE THE REVENUE PROJECTIONS YET PROVIDED BY THE STATE, BUT
10:02:19 IT'S OUR PRACTICE TO GIVE YOU THAT BARE-BONES BUDGET ON THE
10:02:23 15th TO COMPLY WITH THE CHARTER REQUIREMENTS.
10:02:28 >>Mayor Errington: ANYTHING ELSE?
10:02:29 >>Steven Sarkozy: THAT'S IT.
10:02:30 >>Mayor Errington: I DON'T BELIEVE THIS, WE ARE READY TO
10:02:32 ADJOURN.

10:02:33 WOW.
10:02:34 WILL SOMEONE MAKE A MOTION TO ADJOURN?
10:02:39 >>Jim Boesch: I'LL MAKE THE MOTION THAT WE ADJOURN.
10:02:41 >>Mayor Errington: VERY GOOD.
10:02:42 DO I HAVE SECOND?
10:02:43 ALL RIGHT.
10:02:43 THIS MEETING IS ADJOURNED.
10:02:44 [SOUNDING GAVEL]
10:02:45 THANK YOU.

DISCLAIMER:

THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME
CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE
ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE
PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL
July 14, 2021

Agenda Item:

Ordinance 2021-07

Comprehensive Plan Amendment Second Public Hearing for the school site property on Three Oaks Parkway.

Description:

The School District of Lee County proposes to locate an elementary and middle school on the 68-acre site south and east of the Post Office on the east side of Three Oaks Parkway. A Comprehensive Plan Amendment is needed. Rezoning is not needed but a development order (site plan) approval will be required.

The Planning and Zoning Board (PZB) held a public hearing on December 15, 2020, continued to January 19, 2021 during which public comment included traffic issues, wetland and wildlife habitat, noise and security issues, as well as concerns with stormwater and flooding. The PZB voted to recommend approval of the amendments.

The Applicant held an additional public meeting at the Estero High School at 6 p.m. on March 27, 2021 at which time the School District staff and consultants made a brief presentation and answered questions from the audience. Issues included those discussed at the PZB hearing.

On May 26, 2021, the Council held a public hearing and voted to transmit the amendment to the State reviewing agencies. The State reviewing agencies have sent comments which are attached. Staff has taken these comments into consideration and has revised the proposed amendment language in the Ordinance.

Action Requested:

Hold second public hearing and adopt Ordinance 2021-07 as revised by staff.

Financial Impact:

Cost of two newspaper advertisements.

Attachments:

1. Ordinance 2021-07
2. Staff Report
3. Comments from the State Reviewing Agencies
4. Minutes from the May 26, 2021 Council Public Hearing

VILLAGE OF ESTERO, FLORIDA

ORDINANCE NO. 2021 - 07

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, ADOPTING AN AMENDMENT TO THE VILLAGE OF ESTERO COMPREHENSIVE PLAN TO AMEND POLICY PSF-1.5.10, POLICY FLU 1.37. AND POLICY FLU-1.2.3 TO CLARIFY PERMISSIBLE SCHOOL LOCATIONS AND TO AMEND THE FUTURE LAND USE MAP FOR A 68.5-ACRE PROPERTY DESCRIBED IN EXHIBIT "A" FROM WETLANDS AND VILLAGE NEIGHBORHOOD 2 TO PUBLIC FACILITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village Comprehensive Plan became effective on November 21, 2019; and

WHEREAS, the Applicant, School District of Lee County, provided a legal description "Exhibit A – Legal Description" of property subject to the requested Village Comprehensive Plan Map Amendment (Exhibit "A"); and

WHEREAS, the Applicant seeks to amend three Comprehensive Plan Policies to clarify text related to the location of public schools within the Village Land Use Categories, as shown on the proposed text entitled "Proposed Text Amendment" (Exhibit "B"); and

WHEREAS, the Applicant seeks to amend the Future Land Use Map from Wetlands and Village Neighborhood 2 to Public Facilities for a 68.5-acre property identified by STRAP Number 26-46-25-E4-U2186.2435 and located as shown on the proposed map entitled "Future Land Use Map Amendment" (Exhibit "C"); and

WHEREAS, the Village Planning and Zoning Board, sitting as the Local Planning Agency, held a duly noticed public hearing on December 15, 2020 at which time the Board continued the hearing, and requested additional information; and

WHEREAS, the Village Planning and Zoning Board, at a continued public hearing held on January 19, 2021 recommended approval of the Comprehensive Plan Text Amendment and Map Amendment; and

WHEREAS, the Village Council, at a duly noticed meeting, held a Public Hearing for Transmittal on May 26, 2021 and considered the Staff report, the recommendation of the

Words that have been added since first reading are underlined in red. Words that have been deleted are ~~stricken through in red~~.

Ordinance No. 2021-07
CPA2020-E001

Page 1 of 3

Village Planning and Zoning Board and the comments of the public, and voted to approve the transmittal of the Text Amendment and Map Amendment to the State Land Planning Agency and other review agencies as provided in Section 163.3184, Florida Statutes; and

WHEREAS, the Village Council held a final public hearing on July 14, 2021 to consider the comments of the State Land Planning Agency and the public.

NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero, Florida:

Section 1. Recitals.

The foregoing “Whereas” clauses are hereby ratified and incorporated as a part of this Ordinance.

Section 2. Adoption of the Comprehensive Plan Amendment.

The Village Council adopts on second reading the Comprehensive Plan Text Amendment and Amendment to the Future Land Use Map, incorporated and made a part of this Ordinance as Exhibit “B”.

Section 3. Transmittal.

The Village Manager or his designee shall transmit the adopted Comprehensive Plan Amendment and other materials as required by statute to the State Land Planning Agency and other reviewing agencies as provided by Section 163.3184, Florida Statutes.

Section 4. Severability.

If any provision of this Ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable.

Section 5. Conflict.

All ordinances, resolutions, official determinations or parts thereof previously adopted or entered by the Village or any of its officials and in conflict with this Ordinance are hereby repealed to the extent inconsistent herewith.

Section 6. Effective Date.

This ordinance shall take effect upon adoption at second reading, except that the effective date of the Comprehensive Plan Amendment shall be thirty-one (31) days after the

Words that have been added since first reading are underlined in red. Words that have been deleted are ~~stricken through in red~~.

State Land Planning Agency notifies the Village that the plan amendment package is complete or, if timely challenged, thirty-one (31) days after the state Land Planning Agency, or the Administration Commission enters a final order determining the adopted Plan Amendment to be in compliance.

PASSED on first reading this 26th day of May, 2021.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this 14th day of July, 2021.

Attest: **VILLAGE OF ESTERO, FLORIDA**

By: _____ By: _____
Carol Sacco, Village Clerk Katy Errington, Mayor

Reviewed for legal sufficiency:

By: _____
Nancy Stroud, Esq., Village Land Use Attorney

Vote:	AYE	NAY
Mayor Errington	_____	_____
Vice Mayor McLain	_____	_____
Councilmember Ribble	_____	_____
Councilmember Fiesel	_____	_____
Councilmember Boesch	_____	_____
Councilmember Ward	_____	_____
Councilmember Wilson	_____	_____

Exhibit A: Legal Description
Exhibit B: Text Amendment Language
Exhibit C: Future Land Use Map Amendment

Words that have been added since first reading are underlined in red. Words that have been deleted are ~~stricken through in red~~.

Ordinance No. 2021-07
CPA2020-E001

Page 3 of 3

EXHIBIT A – LEGAL DESCRIPTION

A tract or parcel of land situated in the State of Florida, County of Lee, being a part of Section 26, Township 46 South, Range 25 East and further bounded and described as follows:

Starting at a concrete monument marking the Southwest corner of said Section 26; thence N89°40'25"E along the South line of said Section 26 for 80.01 feet to an intersection with the Easterly right-of-way line of Corlico Road (80.00 feet wide) as described in Official Records Book 1739 at Page 778 and the point of beginning of the herein described parcel; thence continue N89°40'25"E along said South line for 1502.04 feet; thence N01°18'15"W for 288.57 feet; thence N89°40'25"E parallel with said South line for 1356.53 feet to an intersection with the Westerly right-of-way line of Interstate 75; thence N12°26'53"W along said right-of-way line for 131.19 feet; thence N13°47'53"W along said right-of-way line for 499.25 feet; thence N18°17'53"W along said right-of-way line for 1587.24 feet; thence West for 545.58 feet; thence S23°29'06"E for 677.63 feet; thence South for 621.50 feet; thence West for 1957.82 feet to an intersection with the aforesaid Easterly right-of-way line of Corlico Road; thence S01°18'46"E along said right-of-way line for 1182.03 feet to the Point of Beginning.

LESS AND EXCEPT: A parcel of land located in the Southwest quarter of Section 26, Township 46 South, Range 25 East, Lee County, Florida, for road right-of-way purposes, being more particularly described as follows: Commence at a concrete monument marking the Southwest corner of the said Section 26; thence N89°40'25"E along the South line of said Section 26 for 80.01 feet to an intersection with the Easterly right-of-way line of Corilco Parkway (80.00 feet wide) as described in Official Records Book 1739 at Page 777 and also the Point of Beginning of the herein described parcel; thence N01°18'46"W along said right-of-way line for 1182.03 feet; thence East for 20.02 feet; thence S01°18'46"E for 572.50 feet; thence S03°17'52"E for 593.14 feet; thence S01°17'52"E for 30.39 feet to a point on the South line of said Section 26; thence West for 40.65 feet back to the Point of Beginning.

LESS AND EXCEPT: A parcel of land located in the Southwest quarter of Section 26, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows: PARCEL #1: Commence at a concrete monument marking the Southwest corner of said Section 26; thence run N89°40'55"E along the South line of said Section 26 for 160.67 feet to the point of beginning of the herein described parcel; thence run N01°17'52"W along the Easterly line of a 40 foot road easement parallel to the Easterly right-of-way line of Corlico Parkway right-of-way as shown on map (sheet 2 of 4) adopted by Lee County Board of County Commissioners Project 84-026, for 31.67 feet; thence run N03°17'52"W along said East line of a 40 foot road easement for 218.63 feet; thence run N89°40'55"E parallel with and 250 feet North of the South line of said Section 26 for 868.92 feet; thence run S00°19'05"E for 250.0 feet to the South line of said Section 26; thence run S89°40'55"W along said South line of said Section 26 for 857.02 feet to the Point of Beginning.

EXHIBIT B
TEXT AMENDMENT

PSF-1.5.10 Public educational facilities shall be considered for location within all future land use categories except Wetlands, Conservation, and Public Parks and Recreation. Notwithstanding the foregoing restriction, public educational facilities may be considered in Wetlands only if the Village Council determines that:

- A. The Village Council determines that the public educational facility provides a needed public school facility within the Village of Estero; and
- B. The site is appropriate for and receives a Comprehensive Plan amendment to Public Facilities category; and
- C. Prior to the Comprehensive Plan amendment, the site has received valid permits to fill the wetlands from the South Florida Water Management District and U.S. Army Corps of Engineers, as applicable; and
- D. No high or medium quality wetlands as defined by the Florida Department of Environmental Protection Unified Wetland Delineation Methodology (Chapter 62-340 F.A.C.) will be impacted; and
- E. Mitigation for loss of wetlands shall be provided (in addition to other agency requirements), and will include providing a public benefit additional to the provision of a needed school facility, such as additional open space or recreational facilities on site that are available for use by the public when approved by the Village Council at a public hearing.

FLU-1.3.7 Location of churches and schools may be considered in all future land use categories except for Wetlands, Conservation and Public Parks and Recreation, provided they shall not be established where traffic is required to travel through areas with significantly lower densities or intensities, except where adequate mitigation can be provided as determined acceptable through the public hearing process. Notwithstanding the above, schools may be considered in Wetlands subject to policy PSF 1.5.10.

FLU-1.2.3 WETLANDS. Wetlands are those lands that are identified as Wetlands on the Future Land Use Map in accordance with Florida Statute Section 373.019(27). If a Wetlands boundary on the Future Land Use Map is incorrect due to a clear factual error, or if an exact boundary is established per jurisdictional determination or Florida Statute Section 373.019, an administrative process may be used to establish the precise boundary of the Wetland.

- A. Uses: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands, open space, and conservation that are compatible with wetland functions.
- B. Development type: Development in Wetlands must not adversely affect the ecological functions of wetlands. Notwithstanding A and B above, public educational facilities may be considered in wetlands with appropriate findings specified in Policy PSF-1.5.10.

Words that have been added since first reading are underlined in red. Words that have been deleted are stricken through in red.

Ordinance No. 2021-07
CPA2020-E001

C. Density: The maximum density on Wetlands is one dwelling unit per twenty acres (1 du/20 acre).

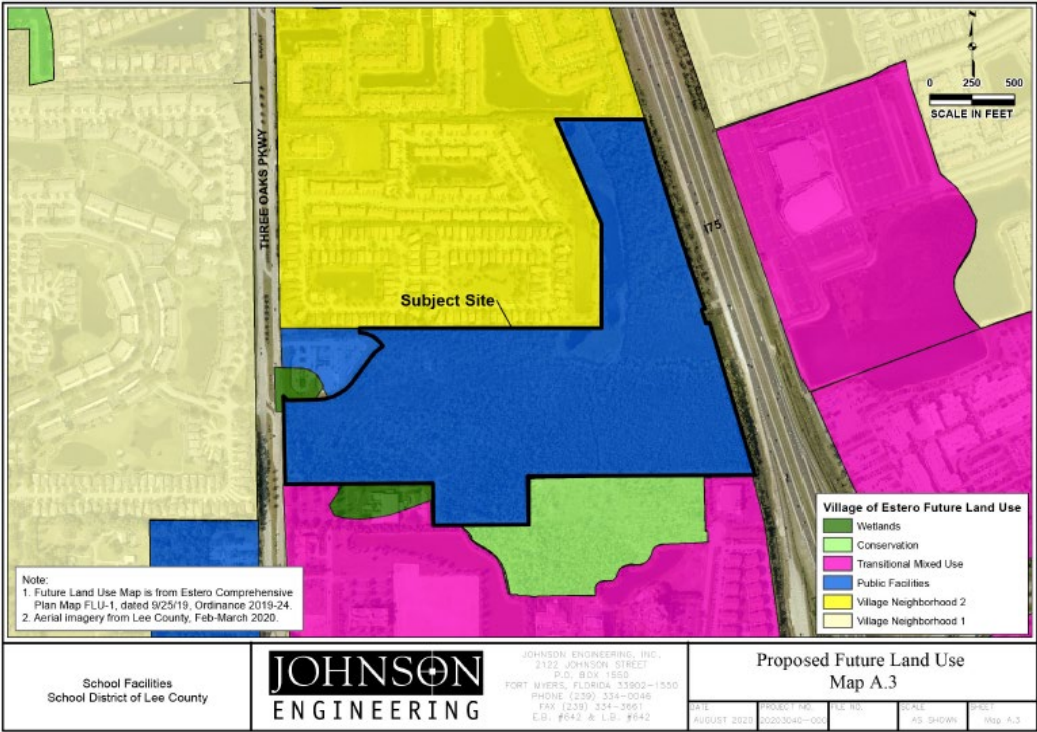
D. Notwithstanding C. above, to encourage the preservation of lands designated Wetlands in Planned Developments, density may be transferred from preserved Wetlands to uplands under common ownership within the Planned Development that are designated Village Neighborhood 1, Village Neighborhood 2, Transitional Mixed Use, or Urban Commercial. Density transferred from Wetlands as provided herein shall be calculated at three-fourths (75%) of the designated density for the uplands to which the density is transferred. Uplands to which density is transferred shall not include any impacted wetlands which are filled or otherwise converted into uplands pursuant to an Environmental Resource Permit issued by the South Florida Water Management District.

Further, a Residential Planned Development approved by Lee County prior to October 20, 2010 may be superseded by a Residential Planned Development to allow transfer of density from preserved wetlands to impacted wetlands within the Residential Planned Development at the standard density for uplands designated Village Neighborhood 1, conditioned upon the Village's finding that the development has sufficiently addressed adverse impacts to wetlands on the property.

Words that have been added since first reading are underlined in red. Words that have been deleted are ~~stricken through in red.~~

Ordinance No. 2021-07
CPA2020-E001

EXHIBIT C
Future Land Use Map Amendment



Ron DeSantis
GOVERNOR



Dane Eagle
SECRETARY

July 1, 2021

The Honorable Katy Errington
Mayor, Village of Estero
9401 Corkscrew Palms Circle
Estero, Florida 33928

Dear Mayor Errington:

The Department of Economic Opportunity ("Department") has reviewed the Village of Estero proposed comprehensive plan amendment (Amendment No. 21-01ESR), received on June 1, 2021, pursuant to the expedited state review process in Section 163.3184(2)(3), Florida Statutes (F.S.). We have identified no comment related to adverse impacts to important state resources and facilities within the Department's authorized scope of review.

We are, however, providing a technical assistance comment consistent with Section 163.3168(3), F.S. The technical assistance comment will not form the basis of a challenge. It is offered either as a suggestion which can strengthen the Village's comprehensive plan in order to foster a vibrant, healthy community or is technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S. The technical assistance comment is:

The proposed text amendments to Future Land Use Element Policy FLU-1.3.7 and Public School Facilities Element Policy PSF-1.5.10 allow public education facilities to be considered by the Village within areas designated with the "Wetlands" future land use category in conformance with the criteria (parts A, B, C, D and E) of Policy PSF-1.5.10. The proposed criteria (part D) intend that no high or medium quality wetlands will be impacted by the location of public education facilities. The Village should consider revising proposed Policy PSF-1.5.10 to establish meaningful and predictable guidelines and standards that define high, medium and low quality wetlands in order to guide application of the policy and to appropriately ensure that incompatible land uses are directed away from wetlands in a manner consistent with the requirements of Section 163.3177(6)(d)2.k., F.S.

The Village should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the Village is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the Village. **If the Village receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

The Honorable Katy Errington

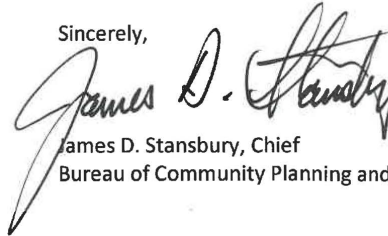
July 1, 2021

Page 2 of 2

- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the Village that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

If you have any questions concerning this review, please contact Scott Rogers, Planning Analyst, by telephone at (850) 717-8510 or by email at scott.rogers@deo.myflorida.com.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/sr

Enclosure(s): Procedures for Adoption

cc: Mary Gibbs, Director of Community Development, Village of Estero
Margaret Wuerstle, Executive Director, Southwest Florida Regional Planning Council

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using the Department's electronic amendment submittal portal "[Comprehensive Plan and Amendment Upload](https://floridajobs.secure.force.com/cp/)" (<https://floridajobs.secure.force.com/cp/>) or submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

From: [Mary Gibbs](#)
To: ["Dana Hume"](#); [Kathy Eastley](#); [Kathie Ebaugh](#)
Subject: FW: Estero 21-01ESR Proposed
Date: Wednesday, June 30, 2021 4:49:52 PM
Attachments: [image001.png](#)

[Comp plan comment](#)

From: Plan_Review [mailto:Plan.Review@dep.state.fl.us]
Sent: Wednesday, June 30, 2021 4:41 PM
To: Mary Gibbs <gibbs@estero-fl.gov>; dcpexternalagencycomments@deo.myflorida.com
Cc: Plan_Review <Plan.Review@dep.state.fl.us>
Subject: Estero 21-01ESR Proposed

[**NOTICE:** This message originated outside of the Village of Estero -- **DO NOT CLICK** on **links** or **open attachments** unless you are sure the content is safe.]

To: Mary Gibbs, FAICP, Director of Community Development

Re: Estero 21-01ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



From: [Mary Gibbs](#)
To: ["Dana Hume"](#); [Kathy Eastley](#); [Kathie Ebaugh](#)
Subject: FW: Proposed CPA-21-01ESR / Village of Estero / FDOT Review Comments / 6-29-21
Date: Wednesday, June 30, 2021 1:02:11 PM

First comments received on school amendment fyi.

From: Suguri, Vitor [mailto:Vitor.Suguri@dot.state.fl.us]
Sent: Wednesday, June 30, 2021 11:52 AM
To: Mary Gibbs <gibbs@estero-fl.gov>
Cc: 'DEO - CPA Comments (DCPexternalagencycomments@deo.myflorida.com)'
<DCPexternalagencycomments@deo.myflorida.com>; Reina, Bessie <Bessie.Reina@dot.state.fl.us>;
Engala, Todd <Todd.Engala@dot.state.fl.us>; Babuji Ambikapathy <BAmbikapathy@VHB.com>;
jzaballero@vhb.com; Simpron, Christopher <Christopher.Simpron@dot.state.fl.us>
Subject: Proposed CPA-21-01ESR / Village of Estero / FDOT Review Comments / 6-29-21

[**NOTICE:** This message originated outside of the Village of Estero -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Ms. Gibbs,

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed the Village of Estero's Proposed Comprehensive Plan Amendment (CPA) package 21-01ESR.

The amendment proposes to amend the Comprehensive Plan Text to clarify language regarding uses allowed in Wetlands and to amend the Future Land Use Map for a 68.5 acre site on Three Oaks Parkway from Wetlands and Village Neighborhood 2 to Public Facilities. The intent is to build a Middle School as well as related facilities to serve approximately 2,350 students.

The property is generally located about 1 mile (using the roadway) from the nearest I-75 Interchange (Exit 132), approximately 1.75 miles from US-41, and .3 miles north of Corkscrew Road.

FDOT Review Comment:

FDOT determined the proposed amendment has no significant adverse impacts to transportation resources or facilities of state importance and will not form a basis of challenge.

FDOT Technical Assistance 1: The Department recommends early coordination to determine the impacts on the I-75 Interchange and on US-41.

FDOT Technical Assistance 2: Based of the Traffic Circulation Analysis (page 5 of 8) there is a need for a traffic study to determine if any of the nearest intersections are going to fail and an analysis is needed to determine future capacity needs for the proposed development. The Department would like to be kept informed about the proposed development and subsequent studies to help determine the impacts on I-75 and US-41. Even though the proposed

development is not going to have direct access to a State facility, I-75 and US-41 are less than 2 miles away and should be considered.

FDOT Technical Assistance 3: FDOT encourages the City to promote the use of multimodal alternatives within the planning and development of communities that aid in mitigating potential transportation impacts, promote safety and economic development, and improve quality of life for all communities in the city. These development types help to decrease overall passenger vehicle trips on the roadway network by encouraging compact and dense developments that provide multimodal connectivity between existing and future development areas. This context sensitive approach promotes healthy, safe, and economically viable communities that encourages quality of life, and incorporates all modes of transportation.

FDOT appreciates your commitment to intergovernmental coordination and the opportunity to review and comment on the proposed amendment.

Thank you,

Vitor Suguri, Ph.D.

Community Planner
Florida Department of Transportation - District One
10041 Daniels Parkway
Fort Myers, FL 33913
(239) 225-1959 - Desk
(863) 221-1707 - Cell



Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Village Council meetings from June 8, 2016 forward, as well as agendas, staff reports, resolutions, ordinances, and other documents related to the meetings can be viewed online at <https://estero-fl.gov/agendas/> at the corresponding meeting date.

**APPROVED BY THE COUNCIL
JUNE 16, 2021**

FINAL ACTION AGENDA/MINUTES

VILLAGE SPECIAL COUNCIL MEETING

**Village of Estero Council Chambers
9401 Corkscrew Palms Circle
Estero, FL 33928
May 26, 2021 9:30 a.m.**

1. CALL TO ORDER

INVOCATION: Pastor Mark Goodman Christ Community Church

PLEDGE OF ALLEGIANCE: Mayor Errington.

ROLL CALL: Present: Mayor Katy Errington - District 4, Vice Mayor Jon McLain - District 3, Councilmember Joanne Ribble - District 1, Councilmember Larry Fiesel, via Zoom - District 2, Councilmember Jim Boesch - District 5, Councilmember Jim Ward - District 6. Absent: Councilmember Jim Wilson - District 7.

Also present: Village Manager Steve Sarkozy, Village Land Use Attorney Nancy Stroud, Deputy Village Manager Kyle Coleman, Senior Planner Kathy Eastley, Community Development Director Mary Gibbs, Public Works Director David Willems, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to permit Councilmember Fiesel to participate remotely in Zoom Presentation and to Excuse Councilmember Wilson from the meeting today.

Motion by: Councilmember Ribble

Seconded by: Councilmember Boesch

Action: Approved to permit Councilmember Fiesel to participate remotely in Zoom Presentation and to excuse Councilmember Wilson from the meeting today.

Vote:

Village Council Minutes –May 26, 2021

Page 1 of 3

Aye: Councilmembers Boesch, Fiesel, Ward, Ribble, Vice Mayor McLain, and Mayor Errington.

Nay:

Abstentions:

Motion: Motion to approve agenda.

Motion by: Councilmember Boesch

Seconded by: Councilmember Fiesel

Action: Approved agenda.

Vote: (Roll Call)

Aye: Councilmembers Boesch, Fiesel, Ward, Ribble, Vice Mayor McLain, and Mayor Errington.

Nay:

Abstentions:

3. PUBLIC COMMENT ON NON-AGENDA ITEMS: None.

4. PUBLIC HEARING

(a) First Reading of Ordinance 2021-07 Comprehensive Plan Amendment-School Site

An Ordinance of the Village Council of the Village of Estero, Florida, Adopting an Amendment to the Village of Estero Comprehensive Plan to Amend Policy PSF-1.5.10 and Policy FLU 1.3.7 of the Comprehensive Plan to Clarify Permissible School Locations and to Amend the Future Land Use Map for a 68.5 Acre Property Described in Exhibit "A" from Wetlands and Village Neighborhood 2 to Public Facilities; Providing for Severability; Providing for Conflicts; and Providing an Effective Date.

Staff Presentation/Comments:

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Presentation/Information by:

Dana Hume, P.E., Johnson Engineering, Inc.

Kathie Ebaugh, Executive Director, Operational Planning & Projects, Lee County School District

David Newlan, Executive Director, Safety, Security & Emergency Management, Lee County School District

Council Questions or Comments:

Councilmembers Boesch, Fiesel, Ward, Ribble, Vice Mayor McLain, and Mayor Errington.

The meeting went into recess at 11:10 a.m. and reconvened at 11:21 a.m.

Public Comments:

Ira Bowser, Country Creek
Ron Medek, Country Creek
Joe Miceli, Rookery Pointe
Marybeth Ocean, Copper Oaks
Edward Frantz, Copper Oaks
Daniel Ochs, Copper Oaks

Motion: Motion to approve the first reading of the ordinance and to transmit the Comprehensive Plan Amendment request to the State reviewing agencies with staff's recommended language.

Motion by: Councilmember Boesch

Seconded by: Vice Mayor McLain

Action: Approved the first reading of the ordinance and to transmit the Comprehensive Plan Amendment request to the State reviewing agencies with staff's recommended language.

Vote: (Roll Call)

Aye: Councilmembers Boesch, Fiesel, Ward, Ribble, Vice Mayor McLain, and Mayor Errington.

Nay:

Abstentions:

5. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** None.

6. **COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS**

Councilmember Fiesel, Vice Mayor McLain, and Mayor Errington.

10. **VILLAGE ATTORNEY'S REPORT:** None.

11. **VILLAGE MANAGER'S REPORT:** None.

12. **ADJOURNMENT at 11:55 am**

ATTEST:

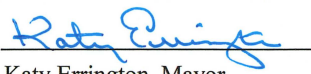
By:


Carol Sacco, Village Clerk

(td/CS)

VILLAGE OF ESTERO, FLORIDA

By:


Katy Errington, Mayor

SCHOOL DISTRICT OF LEE COUNTY THREE OAKS PKWY SITE COMP PLAN AMENDMENT (CPA2020-E001)

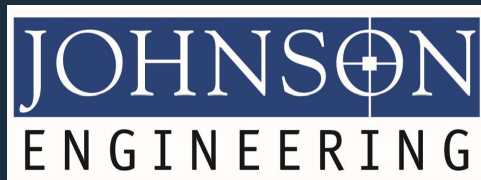
Village of Estero
Council Transmittal Meeting
May 26, 2021



Applicant

Kathie Ebaugh, AICP

*Executive Director Facilities Planning & Development
The School District of Lee County*



Representative

Dana L. Hume, P.E.

Principal
Johnson Engineering, Inc.

CPA Application/Process Overview

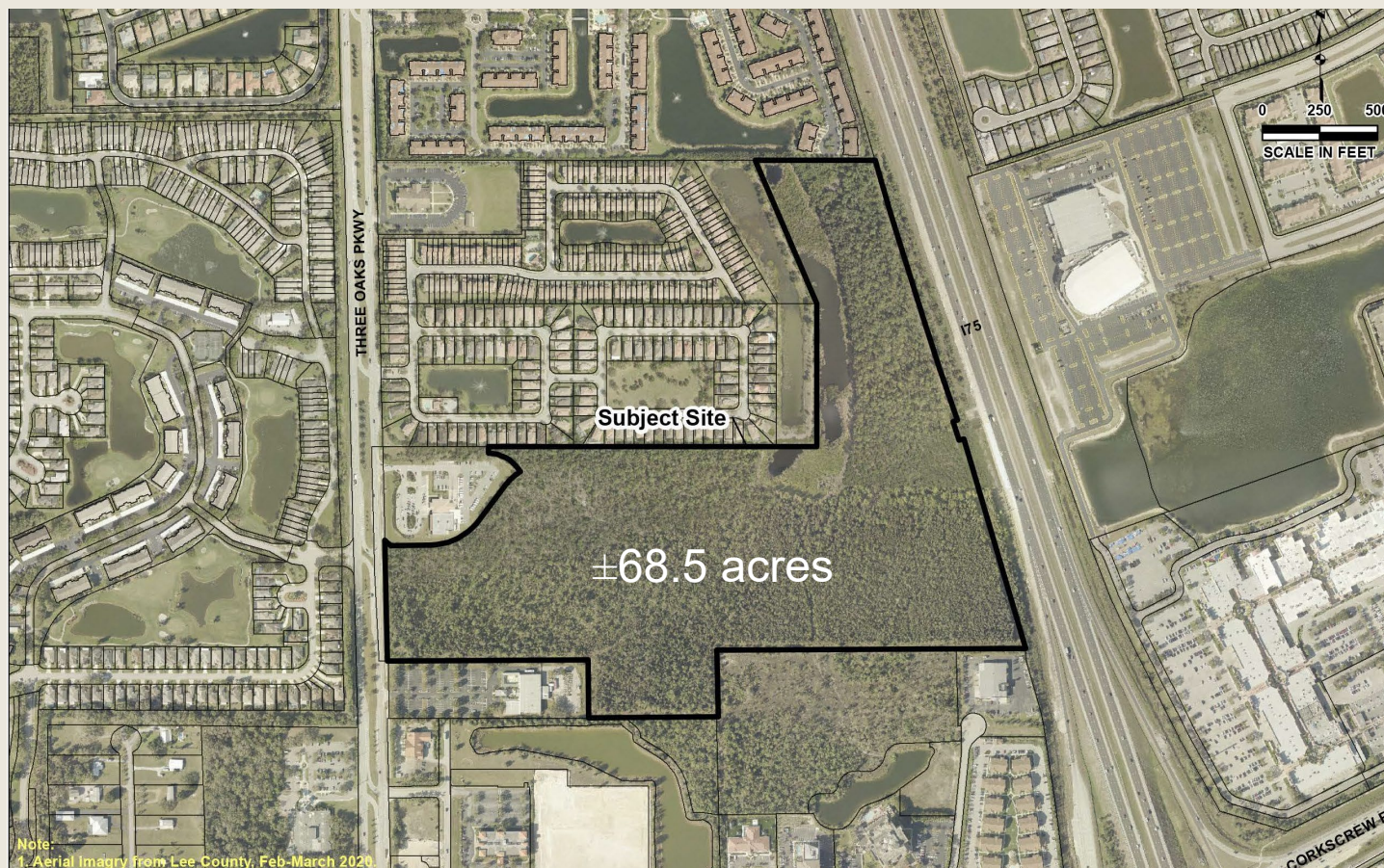


History & Background Information

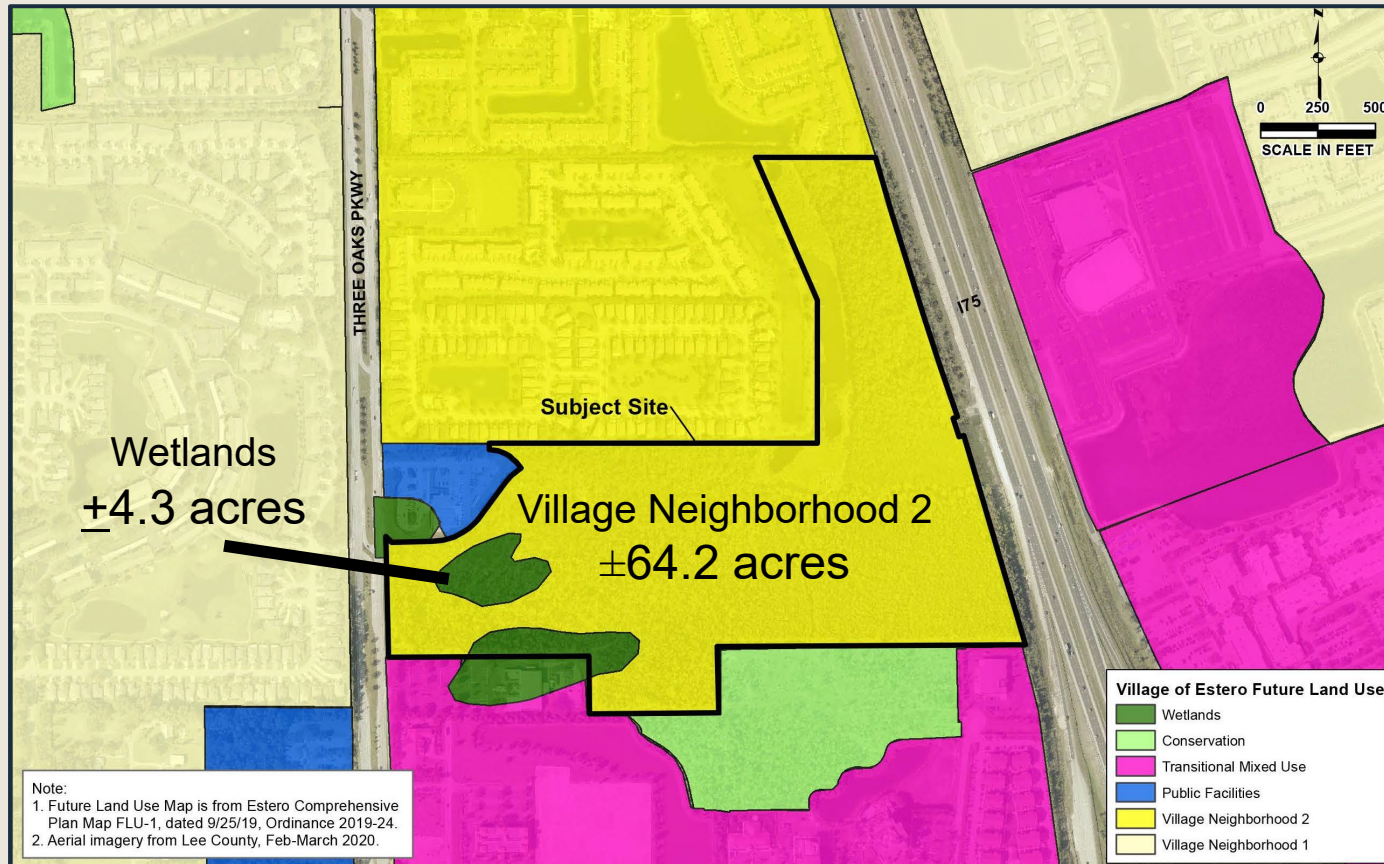
- School District Purchased Three Oaks Site in 2003
 - Three Oaks Site permitted as a high school in 2005
 - In 2019, an alternative plan for an Elementary/Middle School studied with the Village (located near Estero Community Center and Estero High School)
 - Village Council Public Workshop in April 2020: Council supported the Three Oaks Site for the Elementary/Middle School
 - School anticipated to open Fall 2023
-
- First submittal of the Comprehensive Plan Amendment Application in August 2020
 - Sufficiency letter from Village staff in December 2020
 - Planning and Zoning Board Public Hearings:
 - *October 27, 2020*
 - *December 15, 2020*
 - *January 19, 2021*
 - Public Outreach:
 - *Community Meeting at Estero HS (March 25, 2021)*
 - *Copper Oaks CDD Public Meeting (April 27, 2021)*

*Per Comprehensive Plan policies,
the School District and VOE
coordinate to address school
capacities and facilities*

Location



Existing Future Land Use



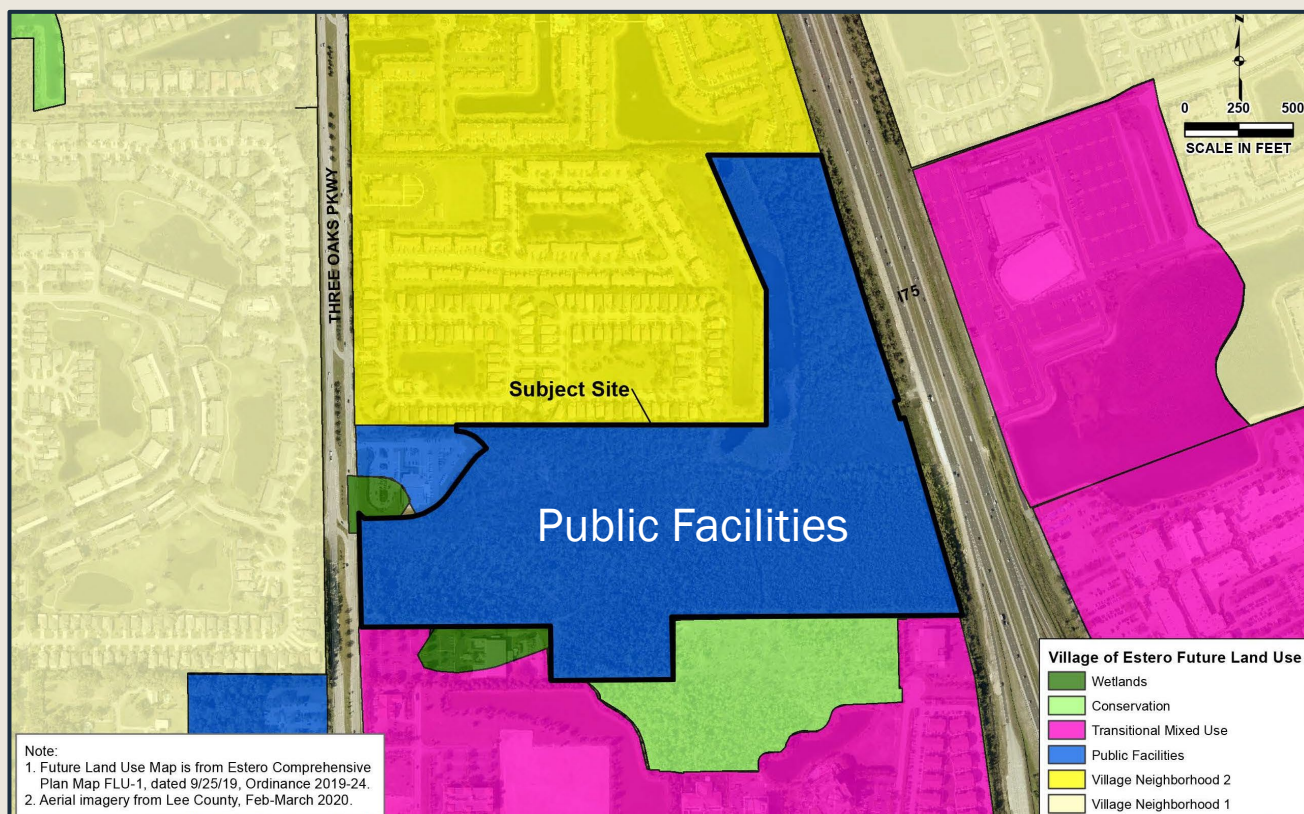
Surrounding Land Uses

	Land Use	Zoning	Future Land Use
Subject Site	Undeveloped/Vacant	AG-2	Village Neighborhood 2 & Wetlands
North	Copper Oaks & Villagio neighborhoods	RPD	Village Neighborhood 2
	Post Office	AG-2	Public Facilities & Wetlands
South	Church	CPD	Transitional Mixed Use & Wetlands
	Commercial	CPD	Transitional Mixed Use & Wetlands & Conservation
East	Hertz Arena	MPD	Transitional Mixed Use
	Miromar Outlets	CPD	Transitional Mixed Use
West	Villages at Country Creek neighborhood	RPD	Village Neighborhood 1

Request

Amend the Future Land Use Map to change the Future Land Use designation from Village Neighborhood 2 and Wetlands to **Public Facilities**.

Proposed Future Land Use



Topics from Community Meetings

- Drainage
- Traffic
- Neighborhood Screening

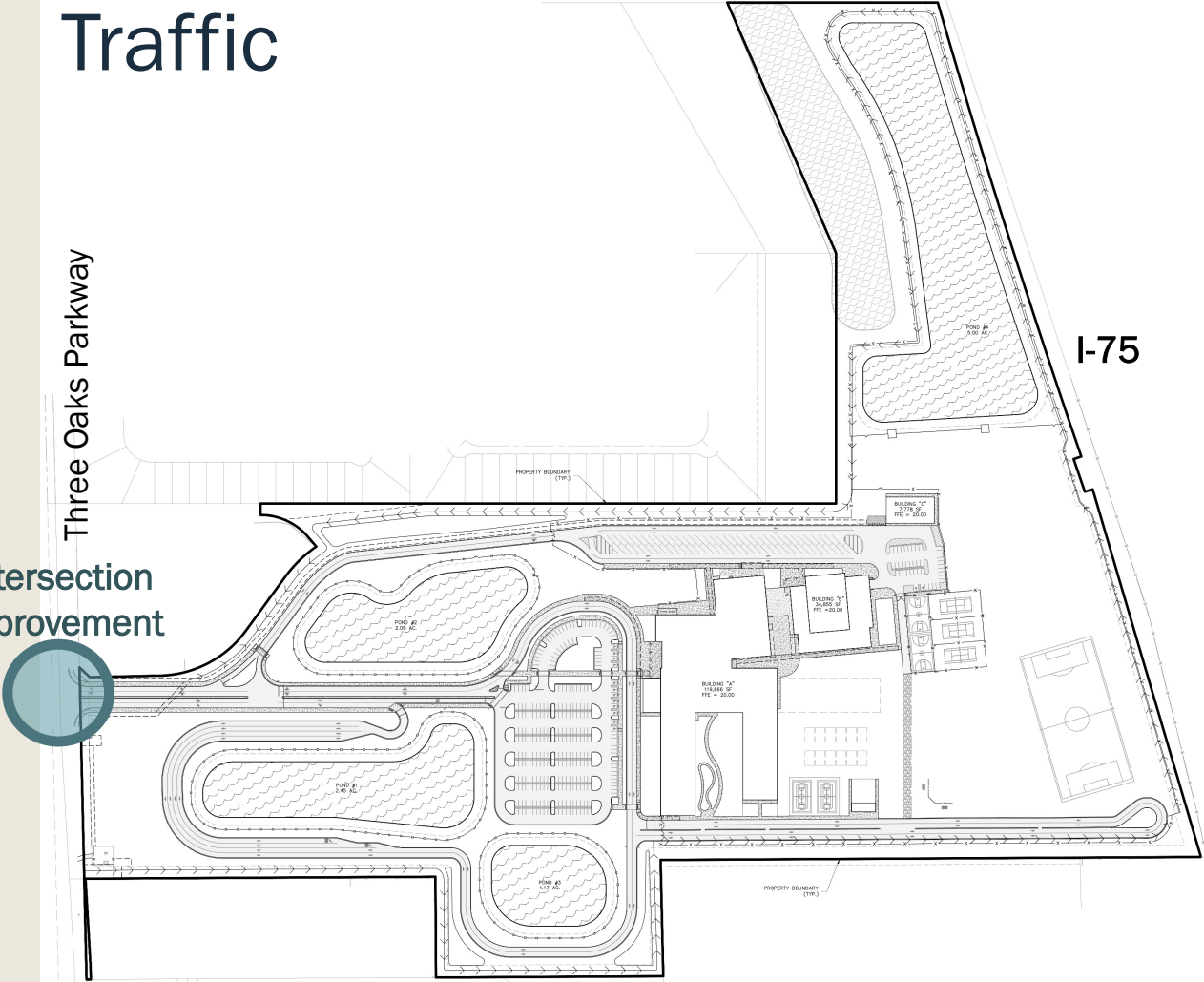


Drainage

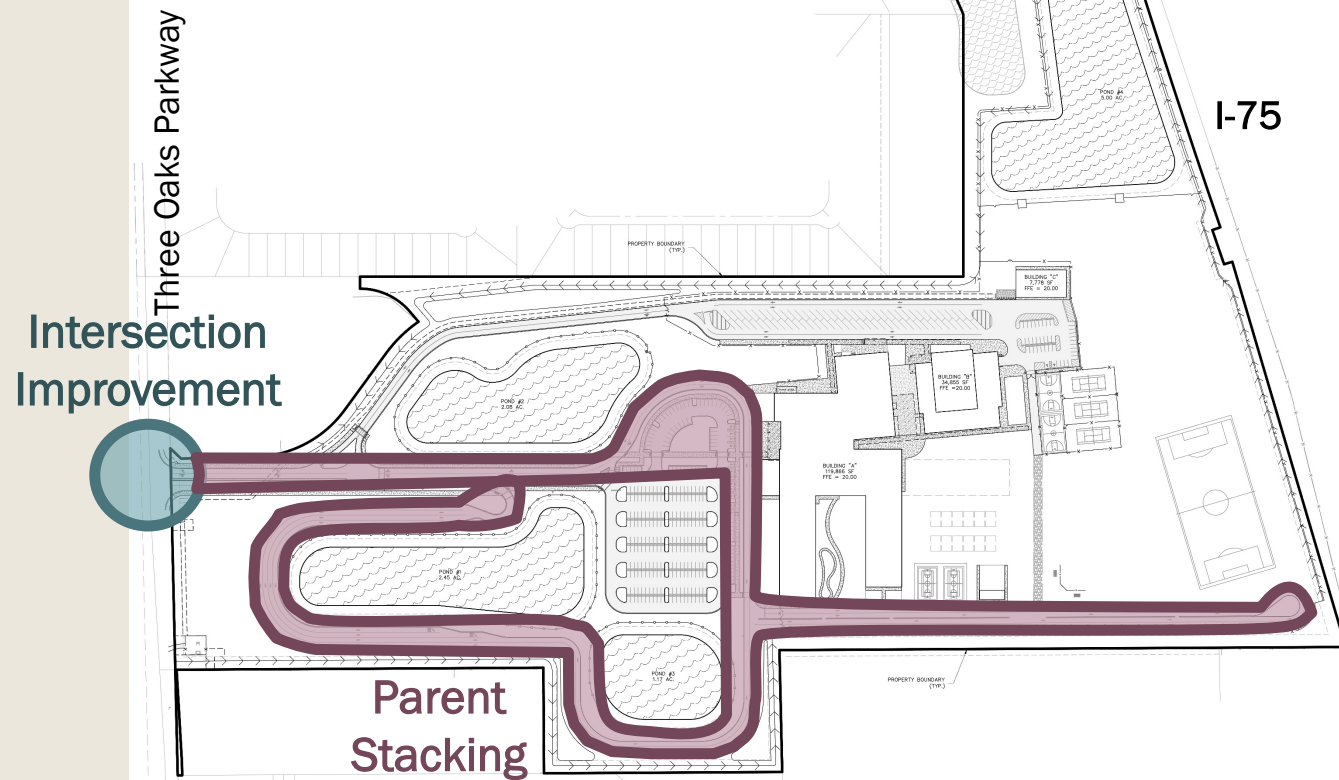


Traffic

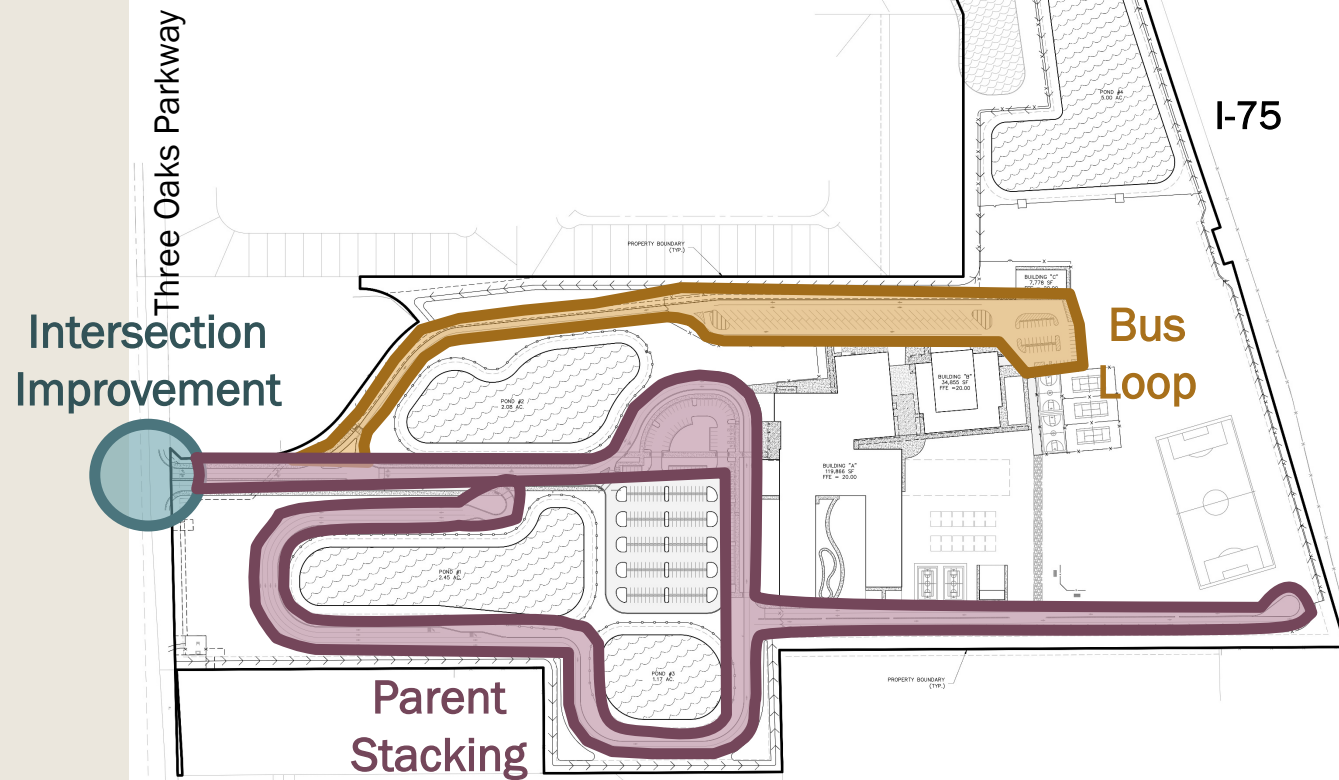
Three Oaks Parkway
Intersection
Improvement



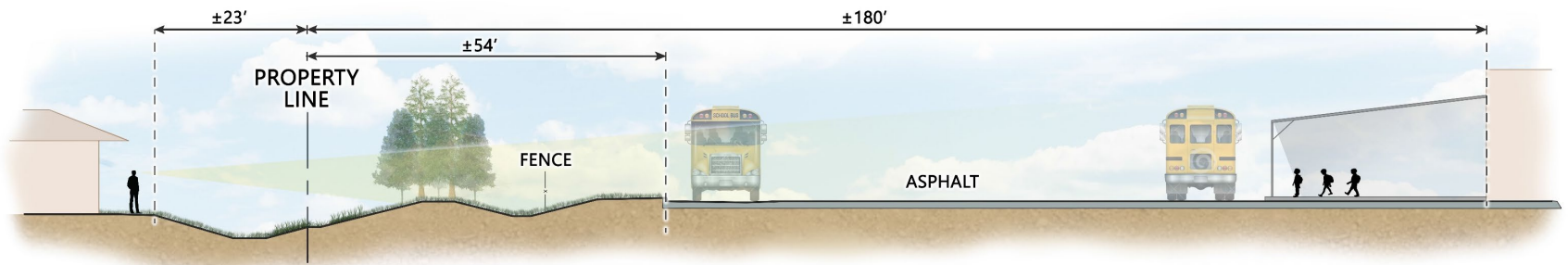
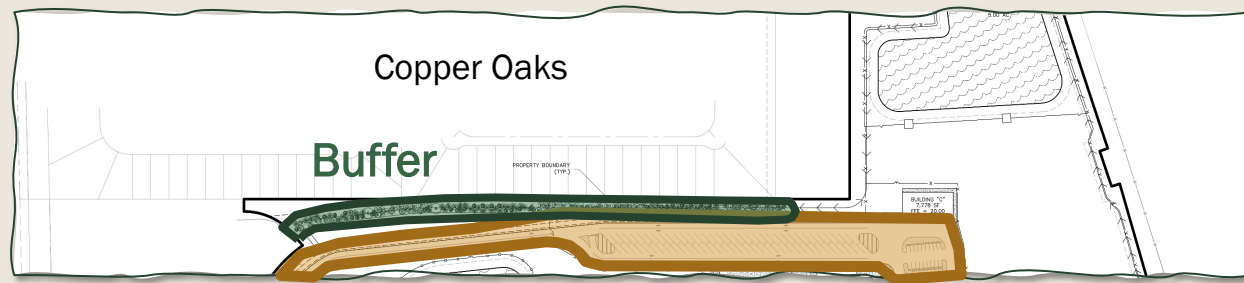
Traffic



Traffic

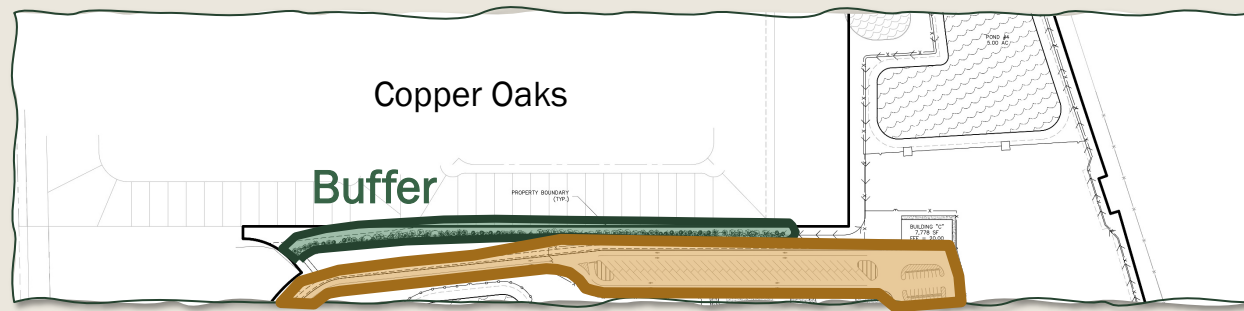


Neighborhood Screening



These illustrations of existing and proposed conditions are artistic renderings that are conceptual in nature. The depiction of plants and trees in the 5-10 year growth period is an approximation and not a guaranteed condition. Growth can be affected by many factors including environmental conditions, exposure, soils, fertilization, irrigation and maintenance.

Neighborhood Screening



These illustrations of existing and proposed conditions are artistic renderings that are conceptual in nature. The depiction of plants and trees in the 5-10 year growth period is an approximation and not a guaranteed condition. Growth can be affected by many factors including environmental conditions, exposure, soils, fertilization, irrigation and maintenance.

Safety Considerations for Buffer Design

- State Requirements of Educational Facilities (SREF)
- Florida Building Code for New Educational Facilities
- Florida Safe School Design Consideration
- Marjory Stoneman Douglas High School Public Safety Commission Report
- Crime Prevention Through Environmental Design (CPTED)
- Partner Alliance for Safer Schools (PASS) Safety and Security Guidelines for K-12 Schools
- Florida Safe Schools Assessment Tool: School Security Risk assessment



THANK YOU



**Three Oaks School Site - Comprehensive Plan Amendment
Staff Report
For Village Council Adoption Public Hearing**

PROJECT NAME:	Lee County School – Three Oaks Parkway
CASE TYPE:	Comprehensive Plan Amendment
CASE NUMBER:	CPA 2020-E001
ADOPTION HEARING DATE:	July 14, 2021

SUMMARY OF REQUEST

The School District of Lee County (School District) is requesting to amend the Comprehensive Plan Text to clarify language regarding uses allowed in Wetlands and to amend the Future Land Use Map for a 68.5-acre site on Three Oaks Parkway from Wetlands and Village Neighborhood 2 to Public Facilities. These changes are necessary to construct an elementary and middle school as well as related facilities to serve approximately 2,350 students at this location.

BACKGROUND AND STAFF RECOMMENDATION

The Planning and Zoning Board held a public hearing on December 15, 2020 and continued the hearing to January 19, 2021 for additional information and a proposed site plan. After discussion, the Board recommended approval of the Comprehensive Plan Text and Map Amendment.

The Council held a public hearing on May 26, 2021 and voted to “transmit” the amendment to the State for review as required by Florida Statutes.

Staff recommends adoption of the Text Amendment and Map Amendment with revised language reflecting recently received State comments.

GENERAL INFORMATION

Owner/Applicant

School District of Lee County, Kathie Ebaugh

Authorized Agent

Dana Hume, P.E., Johnson Engineering, Inc.

Location

The 68.5-acre subject property is on east side of Three Oaks Parkway approximately 1,500 feet north of the Corkscrew Road intersection. The STRAP number is 26-46-25-E4-U2186.2435.

Project History

The proposed school site was purchased by the School District in 2003 and was previously planned for a high school. A portion of the site, at the corner, was sold to the U.S. Post Office and the remainder of the property is vacant.

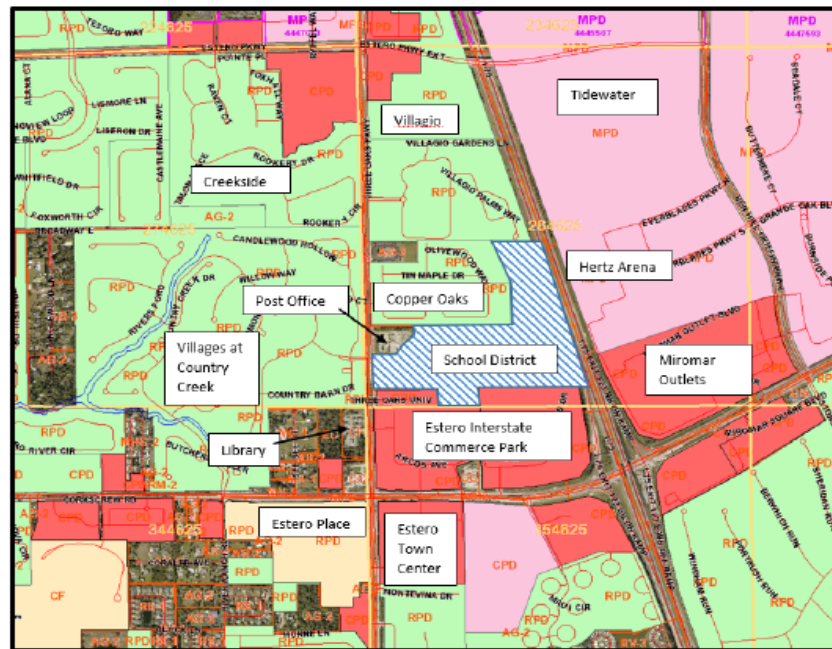


Figure 1 - Vicinity Map with PD Zone Districts shown

Surrounding Zoning and Future Land Use

- North U.S. Post Office – AG-2, Public Facilities Future Land Use; Copper Oaks - Residential Planned Development (RPD), Village Neighborhood 2 Future Land Use (VN2)
- East Interstate 75 / Miromar Outlets - Commercial Planned Development (CPD), Hertz Arena - MPD, Transitional Mixed Use
- South Calvary Chapel Gulf Coast church – CPD, Transitional Mixed Use and Wetland Future Land Use; Plaza Del Sol / Estero Interstate Commerce Park – CPD, Transitional Mixed Use and Conservation
- West Three Oaks Parkway / Villages at Country Creek – RPD, Village Neighborhood 1 Future Land Use; Lee County South Regional Library – Community Facilities (CF), Public Facilities

Comprehensive Plan Amendment Request and Background

The School District intends to construct a school facility for Elementary and Middle students, as well as related facilities on 68.5 acres. They justify this request due to current and anticipated capacity issues in the South 2 Subzone area that includes South Fort Myers, San Carlos Park, and Estero. The School District states that the subzone is currently operating at 107% of capacity. See attachment for District Analysis.

The proposed school would serve 2,350 students and 175 employees at buildout. School hours are proposed as 8:55 a.m. to 3:55 p.m. Access to the site is from Three Oaks Parkway.

The School District and the Village of Estero have held several meetings over the past eighteen months to discuss the potential location for an Elementary School and Middle School. Two sites were considered, the current Three Oaks Parkway site as well as a 15-acre site on Williams Road. A majority of the Village Board preferred the Three Oaks Parkway location.

The proposed school site is categorized as Wetlands and Village Neighborhood 2 on the Future Land Use Map. Schools are specifically prohibited in the Wetlands land use category, and the Village Neighborhood 2 category is characterized by predominantly residential uses with the potential for commercial uses of a minor or neighborhood scale. Schools are an allowable use in the Village Neighborhood 2 land use category, subject to a standard that traffic shall not travel through significantly lower density or intensity areas.

The School District requests a Map Amendment to the Future Land Use Map to categorize the property as Public Facilities, a category that 'include publicly owned lands within the Village that are developed or anticipated for development to serve purposes such as public schools, library, post offices, fire stations, utility sites, and other governmental facilities.' There is no maximum density or intensity floor area ratio (FAR) standard for public schools located in the Public Facilities land use category.

Comprehensive Plan Land Use Category

Existing (per land use map)

Wetlands 4.3 acres
Village Neighborhood 2 (VN2) 64.2 acres

Proposed

Public Facilities 68.5 acres

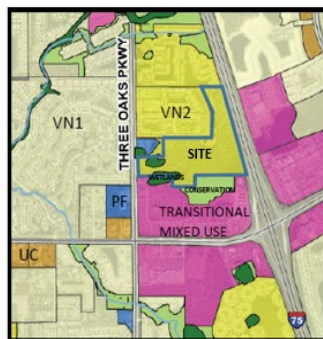


Figure 2 - Land Use

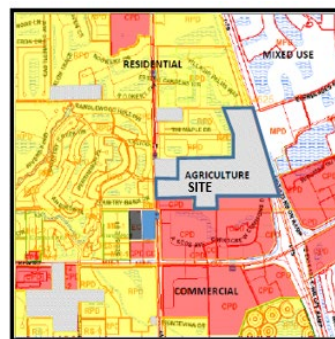


Figure 3 - Zoning

Zoning

The site is zoned AG which allows public schools (by-right) with the following standards:

4-102. USES FIVE ACRES OR LARGER

- A. Unless exempted in subsections B and C, below, all rezonings (zoning map amendments) that are five acres or greater in area shall only be approved and developed as a planned development district in accordance with the procedures and standards of this LDC.
- B. Village, County, or State Parks are exempt from subsection A, above.
- C. Public schools, places of worship, and religious facilities are exempt from subsection A, above. Permitting for these exempt uses is according to the use tables in Chapter 3: Zoning Districts
- D. See also Sec. 4-112.A (all commercial development requiring a rezoning only developed as a planned development).

4-135. SCHOOLS, ELEMENTARY, MIDDLE, OR HIGH

An elementary, middle, or high school shall comply with the following standards:

- A. If an elementary school, have direct access to a local or collector road.
- B. If a middle or high school, have direct access to a collector or arterial road.
- C. Not be exposed to physical constraints, hazards, or nuisances which are detrimental to the health and safety of students, and to the general operation of the school.

Public Information Meeting

A Public Information Meeting was held on October 27, 2020 with the Planning and Zoning Board. Minutes of the meeting are in Attachment D. Specific issues identified by adjacent property owners in Copper Oaks included traffic, vehicle and bus stacking, stormwater management, and wetland and wildlife concerns.

STAFF DISCUSSION AND ANALYSIS**Environment and Wetlands**

The site is located between I-75 and Three Oaks Parkway north of Corkscrew Road and south of Estero Parkway, and is located primarily in the AE Flood Zone, a Special Flood Hazard Area with base flood elevations determined. A narrow strip of X Flood Zone designation is located in the northeastern part of the site adjacent to I-75.

Wetlands and a small area of Surface Waters comprise 48.6 acres of the 68.5 acres, approximately 71% of the site. The Environmental Analysis completed by Johnson Engineering states that the "The onsite wetlands are degraded by exotic vegetation, included melaleuca, Brazilian pepper, and Old World climbing fern." Documentation from South Florida Water

Management District (SFWMMD) suggests that prior to infestation the onsite wetlands appear to have consisted of pine-cypress communities.

Environmental permitting was completed with the U.S. Army Corps of Engineers (ACOE) and SFWMMD, permitting which allows filling of the wetlands with purchase of credits for wetland mitigation. The School district has completed the purchase of credits for this mitigation.

The SFWMMD Environmental Resource Permit (ERP) was issued for the site which included authorization to impact all of the onsite wetlands, with wetland impacts offset by the required purchase of 20.04 credits from Big Cypress Mitigation Bank which, as noted above, has been completed.

The Environmental Analysis does not identify any endangered species on the site, nor was evidence found of listed species usage of the site. It was determined by SFWMMD that the site "does not contain preferred habitat for wetland-dependent endangered or threatened wildlife species...and submitted information indicates that potential user of the site by such species is minimal."

The applicant will have to submit a Protected Species Survey at the time of Development Order addressing these issues.

Traffic Circulation Analysis

The applicant has provided an analysis of traffic circulation for the proposed elementary and middle school.

The School District has proposed school hours from 8:55 a.m. until 3:55 p.m. in order to mitigate the morning and late afternoon/evening peak hour impacts.

The traffic shows that 66% of the trips will travel south, and 34% will travel north, on Three Oaks Parkway to access the school facilities in the a.m. and p.m. peak hour based upon the home location of students.

The type of traffic analysis done for a Comprehensive Plan amendment is more long-range than that done at the time of Development Order (site plan) review and looks at a larger area. A short-term (5 year) analysis is provided as well as a long-term (2040) analysis.

The analysis indicates that some roadway segments and intersections may exceed capacity without the development of the school in both the short and long term. While transportation concurrency is no longer mandatory by state law, the long range traffic analysis is useful to identify problem areas so that solutions can be identified in capital improvement plans.

Traffic impacts will be reviewed in more detail when the development order is submitted. The traffic study will evaluate both roads and intersections to determine if any will fail, and what type of improvements may be necessary, such as a traffic light.

Utilities

Potable water and sanitary sewer utilities are available from Lee County. Utility reclaimed water is not available due to capacity issues.

Letters of Adequacy

The submittal documents include letters of service availability from the Estero Fire Rescue, Lee County EMS, Lee County Sheriff, Lee County Solid Waste, and Lee County Transit. Copies of these letters are in attached.

Surface Water/Drainage

The Environmental Analysis includes a statement that site runoff flows to Three Oaks Parkway then to Corkscrew Road and to the Estero River. SFWMD has issued an Environmental Resource Permit (ERP) No. 36-05254-P (and subsequent modification) which includes authorization for onsite wetlands to be impacted.

Village staff review of the proposal resulted in comments from the Public Works Director, that the Lee County Southwest Florida Department of Transportation document "Ditch Pavement and Berm Improvements Three Oaks Parkway, Lee County School Board Property" shows a berm was built around the property so that it would appear all water is contained on-site.

Further analysis of the stormwater management will occur at the time of development order review.

Comprehensive Plan Considerations

Staff has indicated that, due to the wetlands onsite, there is an inconsistency with three plan policies, as shown below:

PSF-1.5.10 Public educational facilities shall be considered for location within all future land use categories except Wetlands, Conservation, and Public Parks and Recreation.

FLU-1.3.7 Location of churches and schools may be considered in all future land use categories except for Wetlands, Conservation and Public Parks and Recreation, provided they shall not be established where traffic is required to travel through areas with significantly lower densities or intensities, except where adequate mitigation can be provided as determined acceptable through the public hearing process.

FLU-1.2.3 WETLANDS. Wetlands are those lands that are identified as Wetlands on the Future Land Use Map in accordance with Florida Statute Section 373.019(27). If a Wetlands boundary on the Future Land Use Map is incorrect due to a clear factual error, or if an exact boundary is established per jurisdictional determination or Florida Statute Section 373.019, an administrative process may be used to establish the precise boundary of the Wetland.

A. Uses: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands, open space, and conservation that are compatible with wetland functions.

- B. Development type: Development in Wetlands must not adversely affect the ecological functions of wetlands. Notwithstanding A and B above, public educational facilities may be considered in wetlands with appropriate findings specified in Policy PSF-1.5.10.**
- C. Density: The maximum density on Wetlands is one dwelling unit per twenty acres (1 du/20 acre).**
- D. Notwithstanding C. above, to encourage the preservation of lands designated Wetlands in Planned Developments, density may be transferred from preserved Wetlands to uplands under common ownership within the Planned Development that are designated Village Neighborhood 1, Village Neighborhood 2, Transitional Mixed Use, or Urban Commercial. Density transferred from Wetlands as provided herein shall be calculated at three-fourths (75%) of the designated density for the uplands to which the density is transferred. Uplands to which density is transferred shall not include any impacted wetlands which are filled or otherwise converted into uplands pursuant to an Environmental Resource Permit issued by the South Florida Water Management District.**

Further, a Residential Planned Development approved by Lee County prior to October 20, 2010 may be superseded by a Residential Planned Development to allow transfer of density from preserved wetlands to impacted wetlands within the Residential Planned Development at the standard density for uplands designated Village Neighborhood 1, conditioned upon the Village's finding that the development has sufficiently addressed adverse impacts to wetlands on the property.

Staff Comment: The site has both Village Neighborhood 2 and Wetlands Future Land Use. Schools are allowed in Village Neighborhood 2; however, the site also consists of Wetlands. The above policies do not allow location of schools (education facilities) in Wetlands.

Staff recommends that the policies be revised as shown in Ordinance 2021-07 to recognize that public schools may be appropriate to be considered in a Wetland category subject to certain restrictions.

Other Plan Policies

TRA-1.2.4 During the review of comprehensive plan amendments, rezonings, zoning amendments, and development order applications, applicants must provide an evaluation addressing potential for addition of new interconnections between communities, creation of pedestrian and vehicular interconnection, and addition of new connections to the surrounding road network.

Staff Comment: The Traffic Analysis reviews the circulation and potential impacts from the proposed use and analyzes the interconnecting roadway and intersection systems. No improvements were proposed, including any that would include new connections. Typically, this level of information is provided at Development Order. Staff has evaluated a road connection to the south which did not meet school criteria, and a connection to the north was not desirable due to existing residences.

ICE-1.7.1 Cooperate with the School District of Lee County to ensure that schools are located consistent with Village growth policies and the needs of the future populations and developed with co-located public recreation facilities and services.

ICE-1.7.2 To the maximum extent possible, the Village shall participate in school facility planning to co-locate public facilities with an emphasis on recreation facilities, libraries, community centers, and other similar facilities with schools.

Staff Comment: The School District and Village staff are coordinating on this issue.

PSF-1.1.1 Work in collaboration with The School District of Lee County, representatives of private, charter and parochial school associations, and other interested institutions, for the location and development of educational facilities consistent with Florida Statute Chapter 235, and the policies of this plan.

Staff Comment: Village staff has been and is coordinating with the School District staff on this issue.

PSF-1.1.4 Promote smaller, neighborhood oriented school campuses to the extent possible to increase access for Estero students to attend school in proximity to home.

Staff Comment: The school site is centrally located and will be located in proximity to homes of Estero students.

CONCLUSION

The School District has indicated a need for additional education facilities in the South 2 Subzone, which includes the Village of Estero. The applicant filed for a Map Amendment for the proposed site.

The Village of Estero values wetlands as demonstrated by policies in the Comprehensive Plan, however the wetlands on this site are isolated, low quality and do not connect to any wetland systems.

When reviewing a Comprehensive Plan Amendment, staff has reviewed the need for a public facility and balanced that with the policies protecting wetlands.

Staff review concludes that the proposed Map Amendment could be appropriate with the specific Text Amendment language proposed by the staff.

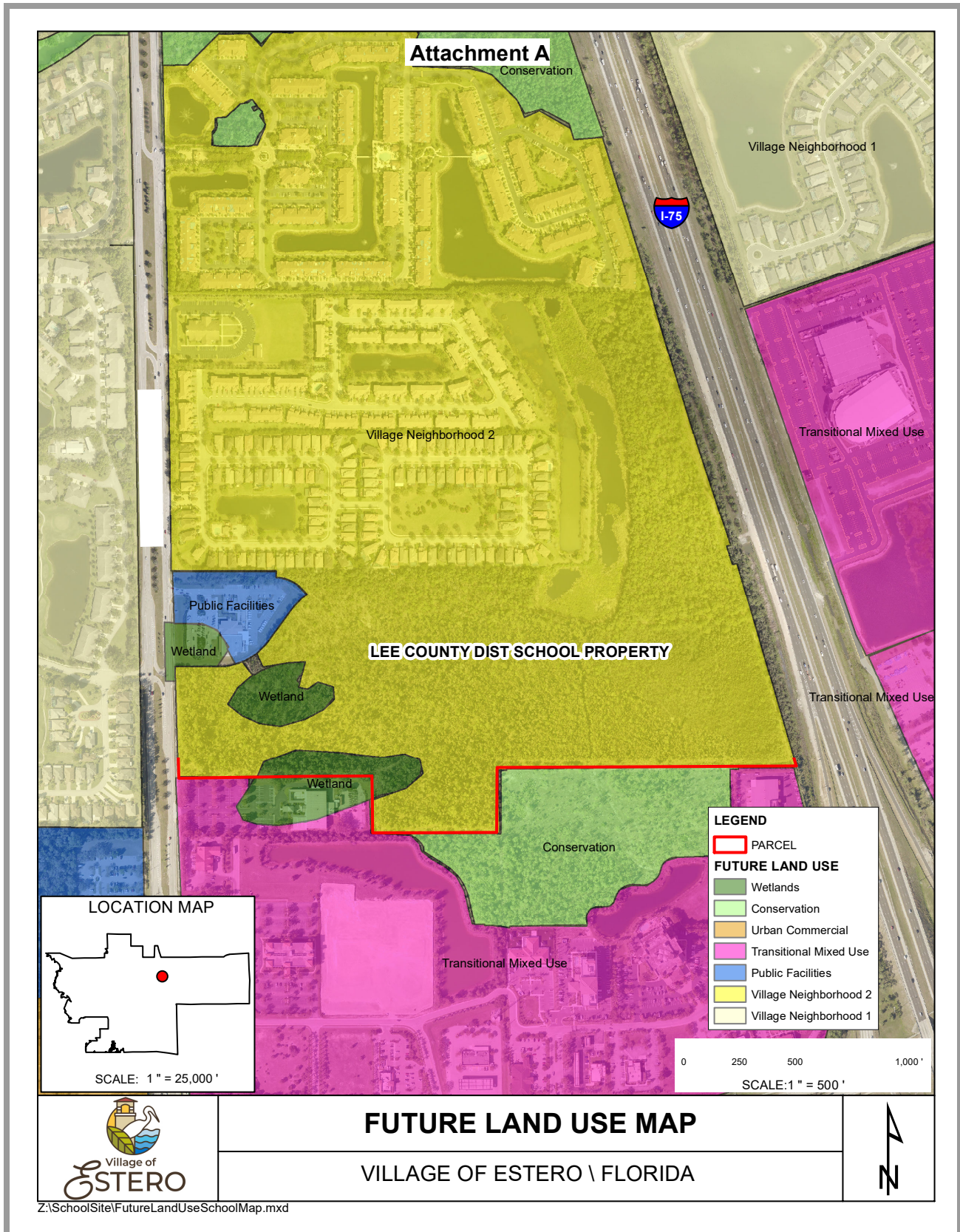
The staff conclusion, that the Map Amendment to the Public Facilities category is appropriate, is based upon the following:

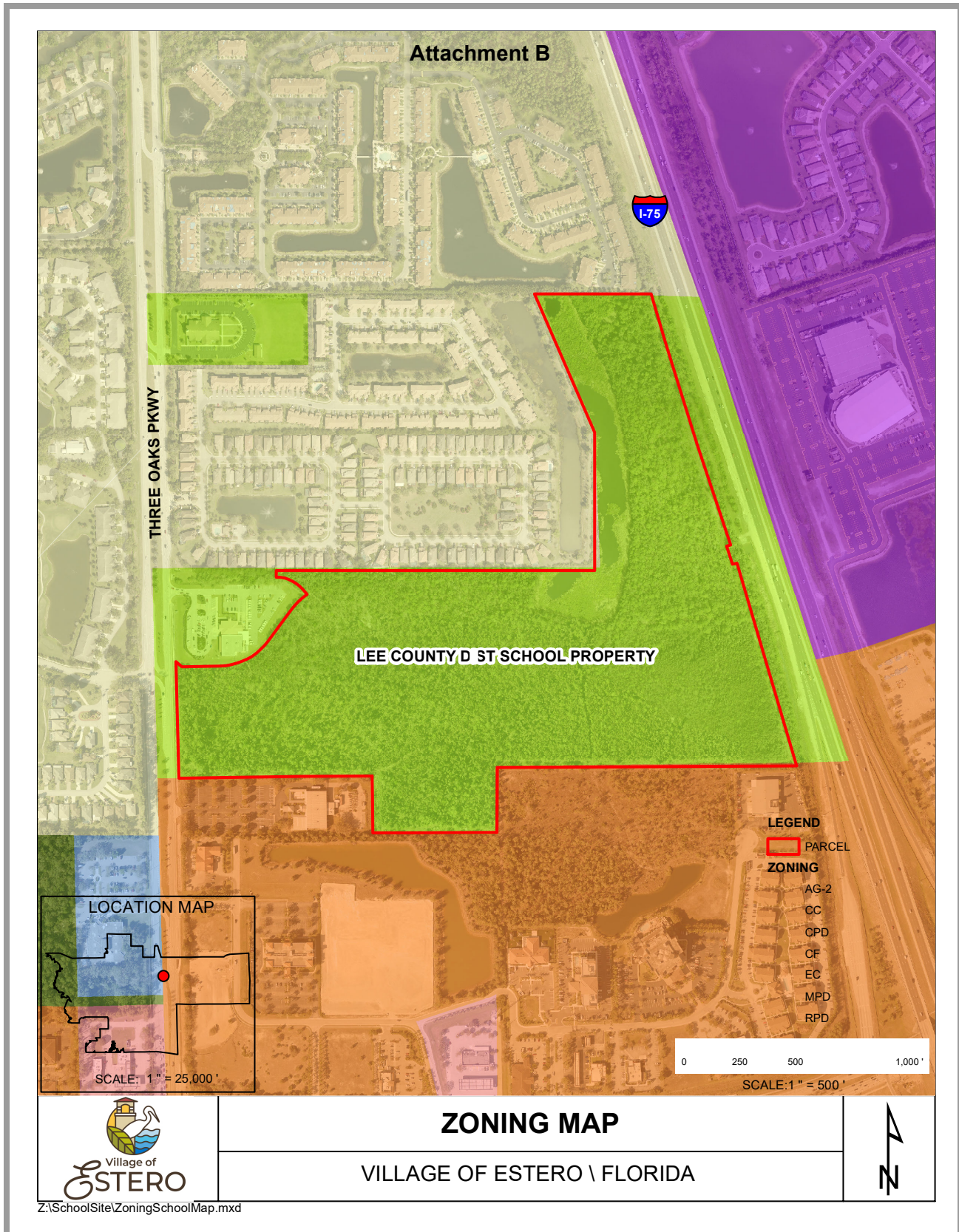
- The site is adequately sized and centrally located within the Village;
- Adequate infrastructure exists or is available to support the use;
- A demonstrated need has been provided for the use;
- The Comprehensive Plan supports locating schools within the Village;
- The proposed facilities will relieve school capacity issues in the Estero area, which is supported by policies in the Comprehensive Plan.

The text amendments are recommended for approval as they will provide criteria and opportunity for public use.

ATTACHMENTS

- A. Future Land Use Map
- B. Zoning Map
- C. Minutes of Public Information Meeting
- D. Applicant Comprehensive Plan Compliance Narrative
- E. Letters of Adequacy
- F. Applicant Justification for the Proposed Amendment





Attachment C

SINCE 1946



School District – Three Oaks Site Comprehensive Plan Amendment (CPA2020-E001)

Planning and Zoning Board Public Meeting – October 27, 2020

Meeting Summary:

Dana Hume of Johnson Engineering presented to the Village of Estero Planning and Zoning Board Public Meeting on October 27th, 2020 on behalf of the applicant, The School District of Lee County. The presentation covered the requested Comprehensive Plan Amendment to amend the Future Land Use Map to change the Future Land Use designation of the subject site from Village Neighborhood 2 and Wetlands to Public Facilities, providing an overview of the application package requirements. An overview of the CPA process and application requirements, history and background of the site, surrounding land uses, and environmental conditions were presented.

Comments from the Public:

The main concerns received from the public are regarding potential flooding and traffic issues caused by the addition of a school.

Residents and representatives from the Copper Oaks (30 single family homes) directly north of the property expressed that there is existing flooding problems and there is concern that the additional development of a school to the south will add additional strain to their drainage ditch.

Response: The Development Order process will also address these concerns while working with the Village's Design Review Board and the Public Works Director.

There is an existing traffic congestion issue in this area and the addition of a school is concerning for many residents. Also, school traffic backing up on Three Oaks was expressed as a concern.

Response: The Traffic Circulation Analysis as part of the CPA Application Package provides an analysis of the existing conditions and recommendations to allow for the development of a school on this site. Solutions to aid traffic concerns will be addressed in detail in the Traffic Impact Analysis as part of the Development Order. The site plan will reflect parent pick-up entirely on campus to avoid back up on Three Oaks Parkway.

Additionally, shared recreational facilities were discussed briefly regarding type, safety, accessibility, and the anticipated interlocal agreement between the School District of Lee County and the Village of Estero.

2122 Johnson Street ■ Fort Myers, Florida 33901
Phone (239) 334-0046 ■ Fax (239) 334-3661

School District – Three Oaks Site Comprehensive Plan Amendment (CPA2020-E001)
Meeting Notes

Response: The School District has expressed they are open in working with the Village on shared recreational facilities.

Lighting pollution from school property might directly affect residences to the north.

Response: Lighting will be designed to be code compliant per the Village Land Development Code.

Attachment D

**Estero, Adjacent Local Government,
and State and Regional Plan
Consistency Narratives
Exhibit E**

School Facilities – Comprehensive Plan Map Amendment

E - Estero, Adjacent Local Government, and State and Regional Plan Consistency Narratives

Estero Comprehensive Plan Consistency

The subject property is a ±68.5 acre site located north of the intersection of Three Oaks Parkway and Corkscrew Road in the Village of Estero. The School District of Lee County purchased the site in 2003 to fulfill demands for school capacity in the growing Estero area. The subject site is currently designated with two different Future Land Use categories: ±64.2 acres is designated Village Neighborhood 2, and ±4.3 acres is designated Wetlands. These designations are calculated to allow 381 dwelling units a maximum eligible densities, which would correspond to added population in the Village.

To allow the development of the proposed schools, a Map Amendment is proposed to re-designate the site to the Public Facilities Future Land Use designation. Approval of this amendment will reduce the potential population growth associated with current Future Land Use designations, thus the proposal is not impacting the population capacity of the Future Land Use Map.

In **bold** font below are the explanations of how the proposed Map Amendment is consistent with the following goals, objectives, standards and policies set forth in the Village of Estero Comprehensive Plan:

FLU-1.2.5 PUBLIC FACILITIES. Public Facilities areas include the publicly owned lands within the Village that are developed or anticipated for development to serve public purposes such as public schools, library, post office, fire station, utility sites, and other governmental facilities. The allowable uses within these areas are determined by the entity owning each such parcel in coordination with the Village's zoning and permitting provisions for these facilities. Development (except schools) must not exceed 1 FAR.

The subject site is publicly owned and is anticipated for development to serve public school purposes consistent with the proposed Public Facilities designation.

FLU-1.3.7 Location of churches and schools may be considered in all future land use categories except for Wetlands, Conservation and Public Parks and Recreation, provided they shall not be established where traffic is required to travel through areas with significantly lower densities or intensities, except where adequate mitigation can be provided as determined acceptable through the public hearing process.

Schools are allowed in the Village Neighborhood 2 designated area of the site, but not the Wetlands designated area. The request to amend the site's Future Land Use designation to Public Facilities will render the site and the

proposed use as a school fully consistent with the Future Land Use Element. Traffic analysis is provided with this application to address the circulation to and from the site, which is concentrated along major arterial and collector roadways.

REC-1.8 SCHOOL BOARD COORDINATION: Coordinate with the Lee County School Board to co-locate and share facilities and develop mutually beneficial strategies to meet the community's recreation and open space needs.

The applicant is the School District of Lee County. Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs.

ICE-1.7.1 Cooperate with the School District of Lee County to ensure that schools are located consistent with Village growth policies and the needs of the future populations and developed with co-located public recreation facilities and services.

The proposed school location was established as a potential school site at time of the School District's purchase in 2003, and over the past year, this location has been coordinated with Village management staff. The location is consistent with the growth policies in the Comprehensive Plan, and provides for needs of current and future populations. Five of the six existing middle and elementary schools serving the South S2 subzone where the site is located have been calculated to exceed 100% utilization rates in the upcoming year. In recognition of the capacity demands in this subzone, the Florida Department of Education has approved the construction of the proposed additional elementary and middle school capacity. Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial facilities and services to meet community needs.

ICE-1.7.2: To the maximum extent possible, the Village shall participate in school facility planning to co-locate public facilities with an emphasis on recreation facilities, libraries, community centers, and other similar facilities with schools.

The applicant, the School Board of Lee County, has been in communication with the Village management staff from the time of initial planning stages for new school facilities located in the Village. The subject site's proximity to community facilities such as the post office and the South Regional Library make the site a conducive fit for the additional public school facilities.

CIE-1.2.10 The Village adopts the following LOS standards for public schools, based upon Permanent Florida Inventory School Houses (FISH) capacity.

- A. Elementary Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*
- B. Middle Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*
- C. High Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*
- D. Special Purpose Facilities: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*

Refer to the documentation provided below related to levels of service addressed in Policy PSF-1.3.1 demonstrating that the requested amendment is needed to address capacity issues and meet the adopted level of service standards.

PSF-1: Assist the School District of Lee County and other providers of education (where appropriate) with the planning, development and siting of schools to: promote co-location of facilities that benefit Village residents, promote opportunities for school children of the Village to attend schools located in the Village, and foster a quality of education in and around Estero that enhances the Village's desirability and economy.

The proposed Map Amendment accommodates school facilities along the Three Oaks Parkway corridor where the Village has a concentration of residential neighborhoods, thus achieving the goal of promoting opportunities for school children of the Village to attend schools located in the Village.

CIE-1.4 SCHOOL COORDINATION: Coordinate public school capital improvements with the school district through an interlocal agreement.

CIE-1.4.1 Assess new development a proportionate fair-share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks, schools and roadways.

CIE-1.4.2 Capital improvements associated with the construction of educational facilities are the responsibility of the Lee County School District, as well as addressing financial feasibility associated with school concurrency. The Village shall update its Capital Improvements Element and Program annually, to include the annual update of the School District Five-Year Plan and Capital Budget.

CIE-1.4.3 For public school facilities, a proportionate share mitigation agreement is subject to approval by Lee County School District and the Village and shall be (for each development) executed as authorized by the overall master school interlocal agreement.

Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to work toward an interlocal

agreement and to arrive at mutually beneficial strategies to meet community needs.

PSF-1.1 SCHOOL LOCATION AND CO-LOCATION PLANNING: Cooperate with The School District of Lee County and representatives of private, charter and parochial school associations to ensure that schools are located consistent with Village growth policies and the needs of the future populations and developed with collocated public recreation facilities and services.

PSF-1.1.1: Work in collaboration with The School District of Lee County, representatives of private, charter and parochial school associations, and other interested institutions, for the location and development of educational facilities consistent with Florida Statute Chapter 235, and the policies of this plan.

PSF-1.1.2: All educational institutions will comply with the policies of this plan and the Land Development Code where not pre-empted by state statutes or administrative rules.

PSF-1.1.3: To the maximum extent possible, the Village will participate in school facility planning to co-locate public facilities, with an emphasis on recreation facilities, and also libraries, community centers, and other similar facilities with schools.

PSF-1.1.4: Promote smaller, neighborhood oriented school campuses to the extent possible to increase access for Estero students to attend school in proximity to home.

Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs.

The location is consistent with the growth policies in the Comprehensive Plan, and provides for needs of current and future populations.

The proposed Map Amendment accommodates school facilities along the Three Oaks Parkway corridor where the Village has a concentration of residential neighborhoods, thus achieving the goal of promoting opportunities for school children of the Village to attend schools located in the Village.

PSF-1.1.5: Protect the integrity of schools so that educational functions are not disrupted by the intrusion of incompatible land uses.

As described in the narrative of existing surrounding land uses, the mix of surrounding land uses has been established, as all surrounding sites are nearly or completely built out. Two community facility uses are to the north and south of the site, including a Post Office and a Church, providing for compatibility among public facilities uses. The South Regional Library also sits to the southwest of the site across Three Oaks Parkway. Also surrounding the site are

the Copper Oaks, Villagio and Villages at Country Creek neighborhoods, which are compatible with school uses. The Interstate to the east provides a barrier that will remain as a secure edge to the school site. To the south, the bordering commercial planned developments predominately feature water management and conservation areas along the property boundary. Potential for incompatibility of a commercial use is limited due to the limited degree of adjacency, and can be managed through the final design and permitting process for the school site.

PSF-1.2.4 Coordinate existing and planned public school facilities with the plans for supporting infrastructure to assure safe access to schools, including safe bussing, sidewalks, bicycle paths, turn lanes, and signalization.

The Traffic Analysis provided with this application addresses the long term transportation circulation and service levels for the site. Final design and permitting and the Traffic Impact Statement (TIS) associated with the Development Order review process will address details of all transportation services and infrastructure.

PSF-1.2.5: The Village and the School District will jointly determine the need for and timing of on-site and off-site improvements necessary to support new school facilities. The Village and the School District will explore opportunities for shared funding of necessary infrastructure improvements.

PSF-1.2.6 The Village may enter into an agreement with the School District identifying the timing, location, and the party or parties responsible for constructing, operating, and maintaining improvements necessary to support new school facilities.

The applicant, the School District of Lee County, has been in communication with the Village management staff at that early planning stages for new school facilities located in the Village. Coordination will continue on opportunities for shared funding of necessary infrastructure improvements as needed throughout the planning and development review process.

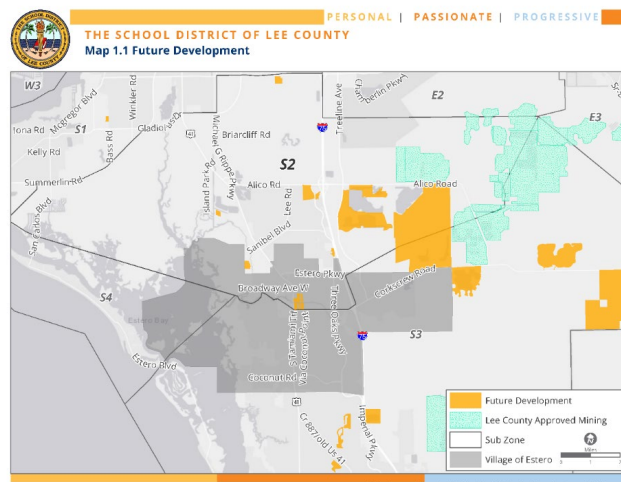
PSF-1.2.7: Work with the School District staff toward maximizing the opportunity for an educational campus in conjunction with Estero Community Park, School District property and Estero High School.

The applicant, the School District of Lee County, has been in communication with the Village management staff at the early planning stages for new school facilities located in the Village. Discussions began with potential location of the school facilities in proximity to Estero High School, and coordination will continue on future plans for the land areas in the vicinity of Estero High School.

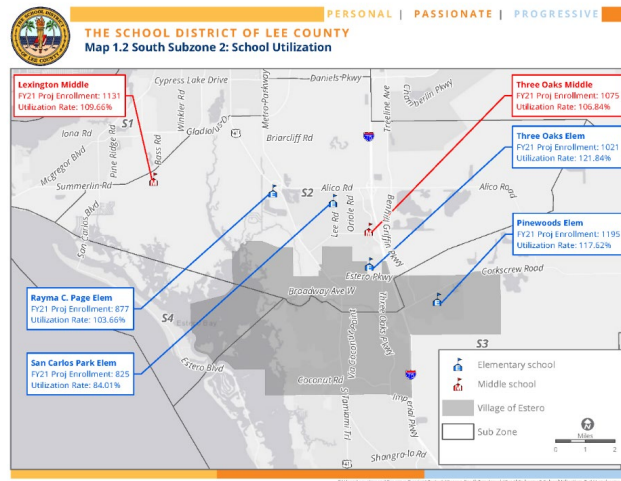
Following analysis and evaluation and an April 22, 2020 Village Council public workshop, the Village gave notice to the School District that the Village formally supports the location of school facilities on the subject property along Three Oaks Parkway.

PSF-1.3.1: Establish and maintain LOS standards for public schools in order to ensure that there is adequate school capacity for all existing and expected High School, Middle School, Elementary School, and Special Purpose students. See the Lee County School District Facilities Map PSF-1 depicting the existing educational and public School District Facilities in Lee County. This Map also generally depicts the anticipated location of educational and ancillary plants over the five-year and long-term planning period

Per the adopted School Concurrency Service Areas (Comprehensive Plan Map PSF-2), the entirety of the Village, including the subject site, are within the South Zone Concurrency Service Area. More specifically, the School District designates the area north of Corkscrew Road where the subject site is located as the South-2 (S2) subzone, depicted on the School District's Map 1.1 below.



Spurred by growth in communities such as San Carlos Park, WildBlue, Miromar Lakes, residential projects in Coconut Point, Genova, and the potential additional residential development in the Village Center, the S2 subzone has been growing steadily since the early 2000s. The result of this growth is that five of the six existing middle and elementary schools serving the South S2 subzone where the site is located have been calculated to exceed 100% utilization rates in the upcoming year as depicted on the School District's Map 1.2 below.



PSF-1.5 COORDINATION: Village staff and School District staff will coordinate on procedures and information sharing so that all new public schools built within the Village will be consistent with the Comprehensive Plan and Future Land Use Map, will be co-located with other appropriate public facilities (when possible), and will have needed supporting infrastructure.

PSF-1.5.4: The School District staff will inform the Village staff prior to acquiring or disposing of land in the Village. The Village staff will provide technical information as available to school representatives and work cooperatively to assist in identifying suitable sites for new schools and opportunities to co-locate public facilities.

PSF-1.5.5: In order to maximize the benefits from joint planning efforts, the Village staff will coordinate with the School District to base respective plans on consistent projections of the amount, type, and distribution of population growth and student enrollment.

PSF-1.5.6: The Village staff will assist the School District in the development of siting criteria that promote smaller, neighborhood oriented school campuses to the extent possible to increase access for Estero students to attend school in proximity to home.

PSF-1.5.10: Public educational facilities shall be considered for location within all future land use categories except Wetlands, Conservation, and Public Parks and Recreation.

PSF-1.5.11: Coordinate with the School District staff to evaluate the availability of sufficient land proximate to residential areas, and within the future land use categories in which public schools are allowed, to meet the projected need for public schools.

Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs.

INF-1.4.5: No development order for new development, or change in use or intensity in an approved development order, will be issued unless sanitary sewer service is available at the minimum acceptable level of service within 1/4 mile of the development, or surety is given that it will be installed prior to occupancy.

Lee County Utilities sanitary sewer service facilities are available and located along Three Oaks Parkway adjacent to the subject site.

INF-1.5.4: No development order for new development will be issued unless potable water service, at the minimum acceptable level of service, is available at the property line, or surety is given that it will be installed prior to occupancy.

Lee County Utilities potable water service is available and located along Three Oaks Parkway adjacent to the subject site.

CCM-1.9.2: New development must not degrade water quality of surface waters or groundwater or contribute to flooding of other areas.

Appropriate measures will be taken during final design and permitting to ensure water quality and attenuation meets state and local standards.

FLU-1.2.3 WETLANDS. Wetlands are those lands that are identified as Wetlands on the Future Land Use Map in accordance with Florida Statute Section 373.019(27). If a Wetlands boundary on the Future Land Use Map is incorrect due to a clear factual error, or if an exact boundary is established per jurisdictional determination or Florida Statute Section 373.019, an administrative process may be used to establish the precise boundary of the Wetland.

- A. Uses: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands, open space, and conservation that are compatible with wetland functions.*
- B. Development type: Development in Wetlands must not adversely affect the ecological functions of wetlands.*
- C. Density: The maximum density on Wetlands is one dwelling unit per twenty acres (1 du/20 acre).*
- D. Notwithstanding C. above, to encourage the preservation of lands designated Wetlands in Planned Developments, density may be transferred from preserved*

Wetlands to uplands under common ownership within the Planned Development that are designated Village Neighborhood 1, Village Neighborhood 2, Transitional Mixed Use, or Urban Commercial. Density transferred from Wetlands as provided herein shall be calculated at three-fourths (75%) of the designated density for the uplands to which the density is transferred. Uplands to which density is transferred shall not include any impacted wetlands which are filled or otherwise converted into uplands pursuant to an Environmental Resource Permit issued by the South Florida Water Management District.

The ±4.3-acre area designated as Wetlands on the Future Land Use Map is proposed to be changed to Public Facilities in order to accommodate the schools that are needed to address capacity shortfalls in the Village in conformance with Florida Statute and public school facility level of service standards. See the Environmental Analysis included in this submittal for additional detail on the wetlands and permitting conditions of the site.

CCM-1.4.1 Ensure the long-term protection and enhancement of the natural upland and wetland habitats through the retention of interconnected, functioning, and maintainable hydroecological systems where the remaining wetlands and uplands function as a productive unit resembling the original landscape.

The Wetlands designation is proposed to be changed to Public Facilities in order to accommodate the schools that are needed to address capacity shortfalls in the Village. See the Environmental Analysis included in this submittal for additional detail on the wetland and permitting conditions of the site.

CCM-1.4.3 Continue implementing regulations and incentives to prevent incompatible development in and around environmentally sensitive lands; which are rare and unique uplands as described in Policy CCM-1.5.1 and wetlands, as defined in the definition section of this Plan.

See the Environmental Analysis included in this submittal addressing the upland and wetland conditions of the site. There are 0.02 acres of the project site along the south property line that have been identified as “rare and unique” uplands, adjacent to the conservation area of the Estero Interstate Commerce Park, and the final site design and permitting process will address prevention of incompatible development around this area.

CCM-1.8 WETLANDS The Village recognizes that wetlands are an invaluable natural resource which contribute vital benefits for the public, wildlife, ecosystems and the environment and will maintain and enforce a regulatory program for development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems.

CCM-1.8.1 The natural functions of wetlands and wetland systems will be protected and conserved through the enforcement of the Village's, the State of Florida's, and the US Army Corp of Engineers' wetland protection regulations and the goals, objectives, and policies in this plan at a minimum.

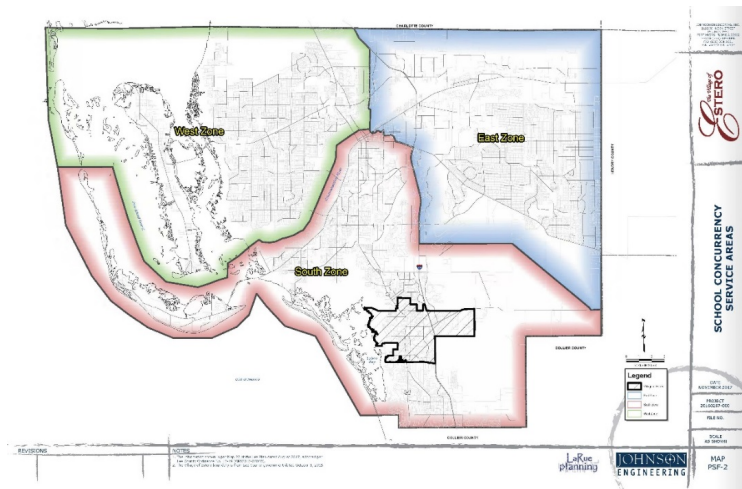
CCM-1.8.2 To the extent allowed by law, the Village will require wetland mitigation for wetlands impacted by development or construction within the Village to be mitigated in order of preference: 1) On the same site or downstream of the impact within the same watershed; 2) within Estero; and 3) as close geographically to Estero as possible but still within the Estero Bay watershed. The Village will coordinate with South Florida Water Management District, Lee County, and the US Army Corps of Engineers to determine the nature and level of mitigation on a case-by-case basis.

CCM-1.8.3 Encourage upland preservation in and around preserved wetlands to provide habitat diversity, enhance edge effect, and promote wildlife conservation.

See the Environmental Analysis included in this submittal for additional detail on the wetlands and permitting conditions of the site. Through ongoing coordination between the School District and the Village through the final site design and permitting process, the strategies for mitigation will be shared and discussed.

Adjacent Local Governments

The proposal will positively affect adjacent local governments and their comprehensive plans for school planning and student accommodation purposes. Lee County and the City of Bonita Springs are also served by and coordinate with the School District of Lee County for provision of public school facilities. The subject site has been identified as a school site since the School District's purchase of the property in 2003. The needs to maintain school capacity service levels are addressed geographically based on population and demands within the zones adopted in the School Concurrency Service Areas Comprehensive Plan Map PSF-2, below.



The entirety of the Village and the City of Bonita Springs and portions of South and Central Lee County are within the South Zone Concurrency Service Area. Florida Statutes regarding Community Planning and Educational Facilities (F.S. 163 and F.S. 1013) require school districts to collaborate with local municipal governments to ensure that schools meet local planning requirements, standards, and objectives. By addressing demand within the zone and providing new schools in this zone, the proposed amendment furthers coordination efforts of the School District and affected local jurisdictions of Lee County and City of Bonita Springs as required by Florida Statutes.

Impacts to Lee County facilities and services as result of the proposed amendment, including the Sheriff's Office, EMS, Solid Waste, LeeTran, and Lee County Utilities, are addressed in the B.2 Existing and Future Conditions Analysis included in this application and the availability letters accompanying this submittal. Coordination to address impacts to the transportation network is achieved through coordination with Lee County Department of Transportation in the preparation, analysis, and review of the Traffic Circulation Analysis accompanying this submittal.

State Policy Plan

In **bold** font below are the explanations of how the proposed Map Amendment is consistent with the State Policy Plan found in Chapter 187, Florida Statutes:

(7) **WATER RESOURCES.**—

(a) *Goal.*—*Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.*

(b) *Policies.*—

5. *Ensure that new development is compatible with existing local and regional water supplies.*

The analysis included in Exhibit B.2 – Existing and Future Public Facilities Impacts Analysis accompanying this application demonstrates that water supply is available and Lee County Utilities service is adequate. Per the drainage analysis, final design of the site will be in accordance with applicable water quality and attenuation standards.

(9) **NATURAL SYSTEMS AND RECREATIONAL LANDS.**—

(a) *Goal.*—*Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.*

(b) *Policies.*—

7. *Protect and restore the ecological functions of wetlands systems to ensure their long-term environmental, economic, and recreational value.*

Exhibit C - Environmental Analysis included in this application provides analysis of the wetlands and permitting conditions of the site. Through ongoing coordination between the School District and the Village and through the final site design and permitting process, ecological functions of wetlands systems will be maintained, and strategies for addressing impacts and mitigation will be coordinated.

(15) **LAND USE.**—

(a) *Goal.*—*In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.*

(b) *Policies.*—

3. *Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.*

The subject site is in an urban area of the Village, which is a strategic location for providing convenient access to public school facilities as proposed. The amendment places school facilities along a corridor where the Village has a concentration of residential neighborhoods, thus integrating the location of schools in proximity to the students they serve to enhance the mix of complementary housing and institutional functions within the Village.

7. *Provide educational programs and research to meet state, regional, and local planning and growth-management needs.*

The proposed school facilities respond to concurrency standards and provide the facilities needed to address capacity shortfalls in the Village in conformance with Florida Statutes and public school facility level of service standards.

(16) **URBAN AND DOWNTOWN REVITALIZATION.—**

(b) **Policies.—**

8. *Promote processes for the state, general purpose local governments, school boards, and local community colleges to coordinate and cooperate regarding educational facilities in urban areas, including planning functions, the development of joint facilities, and the reuse of existing buildings.*

Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs.

(17) **PUBLIC FACILITIES.—**

- (a) **Goal.—***Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.*

The proposed school facilities respond to concurrency standards and provide the facilities needed to address capacity shortfalls in the Village in conformance with Florida Statute and public school facility level of service standards. Per F.S. Chapters 1013 and 163, school districts and local municipal jurisdictions are required to work together. Specifically, F.S. 1013 (3) requires that school districts adhere to the local land use designations established through municipal Future Land Use and zoning regulations. Through the proposed amendment to accommodate the proposed school facilities in the Public Facilities designation on the Future Land Use Map, and through ongoing coordination between the

School District and the Village related to capital improvement planning efforts, this State Policy Plan goal is achieved.

(20) GOVERNMENTAL EFFICIENCY.—

(a) Goal.—Florida governments shall economically and efficiently provide the amount and quality of services required by the public.

The proposed school facilities respond to concurrency standards and provide the facilities needed to address capacity shortfalls in the Village in conformance with Florida Statutes and public school facility level of service standards.

(b) Policies.—

1. Encourage greater cooperation between, among, and within all levels of Florida government through the use of appropriate interlocal agreements and mutual participation for mutual benefit.

Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs.

(21) THE ECONOMY.—

(a) Goal.—Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capita income for its residents.

Public schools are critical infrastructure, affecting not only the welfare of children and families, but also the economic stability of the communities they serve. Identifying the subject site for Public Facilities on the Future Land Use Map of the Village's Comprehensive Plan contributes to the economic stability within the region.

(25) PLAN IMPLEMENTATION.—

(a) Goal.—Systematic planning capabilities shall be integrated into all levels of government in Florida with particular emphasis on improving intergovernmental coordination and maximizing citizen involvement.

Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs. The required Public Information Meeting and public hearings will provide multiple citizen involvement opportunities during the planning process for the subject site.

Regional Policy Plan

In **bold** font below are the explanations of how the proposed Map Amendment is consistent with the Southwest Florida Regional Planning Council Strategic Regional Policy Plan:

Livable Communities Strategy: Develop livable, integrated communities that offer residents a high quality of life.

Action 1. Encourage programs that promote infill development in urban areas to maximize the efficient use of existing infrastructure.

The subject site is in an Urban area of the Village, which is a strategic location for infill of public facilities, because the site is proximate to other civic and community facilities such as the post office and the South Regional Library make the site a conducive fit for the additional public school facilities. The amendment also places school facilities along a corridor where the Village has a concentration of residential neighborhoods, thus integrating the location of schools in proximity to the students they serve for a high quality of life.

Economic Development Goal 1: A well-maintained social, health, and educational infrastructure to support business and industry.

Strategy: Continually improve the educational system to produce an educated and trained work force.

Strategy: Maintain the physical infrastructure to meet growth demands.

The proposed school facilities respond to concurrency standards and provide the facilities needed to address capacity shortfalls in the Village in conformance with Florida Statute and public school facility level of service standards.

Economic Development Goal 3: A stable regional economy based on a continuing excellent quality of life.

Public schools are critical infrastructure, affecting not only the welfare of children and families, but also the economic stability of the communities they serve. Identifying the subject site for Public Facilities on the Future Land Use Map of the Village's Comprehensive Plan contributes to the economic stability within the region.

Emergency Preparedness Goal 6: New private and public developments are built further from flood prone areas than in the past and structures and roadways are protected from rain induced flooding.

Strategy: New public structures be located outside the category 2 hurricane flood zone and outside of rainfall induced flowways.

The subject site is outside hurricane flood zones. Exhibit B.2 – Existing and Future Public Facilities Impacts Analysis accompanying this application includes drainage analysis demonstrating that addresses flood protection and avoidance of flowways will be addressed through the development design and permitting process.

Attachment E- Letters of Adequacy

LEE COUNTY UTILITIES
REQUEST FOR LETTERS OF AVAILABILITY

DATE: AUGUST 10, 2020

TO: MARY MCCORMIC
Technician Senior

FROM: DANA L. HUME, P.E.

FIRM: JOHNSON ENGINEERING INC.

ADDRESS: 2122 JOHNSON STREET

ADDRESS: FORT MYERS, FL 33901 -

PHONE#: (239)461-2471 FAX: () -

E-MAIL ADDRESS: DLH@JOHNSONENG.COM

PROJECT NAME: NN MIDDLE SCHOOL AND K ELEMENTARY SCHOOL

PREVIOUS PROJECT NAME(S): THREE OAKS SCHOOL SITE

STRAP NUMBER(S): 26-46-25-E4-U2186.2435

PRIOR STRAP NUMBER(S) (IF ANY): N/A

LOCATION/SITE ADDRESS: UNDEVELOPED SITE ALONG THREE OAKS PARKWAY – ADDRESS TO BE DETERMINED

PURPOSE OF LETTER:

- ☐ DEVELOPMENT ORDER SUBMITTAL ☐ FINANCING ☐ EFFLUENT REUSE
- ☐ PERMITTING OF SURFACE WATER MANAGEMENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)
- ☒ OTHER: (PLEASE SPECIFY) COMP PLAN MAP AMENDMENT (VILLAGE OF ESTERO)

PLANNED USE:

- ☐ COMMERCIAL ☐ INDUSTRIAL ☐ RESIDENTIAL - (☐ SINGLE-FAMILY ☐ MULTI-FAMILY)
- ☒ OTHER: (PLEASE SPECIFY) SCHOOL

PLANNED # OF COMMERCIAL/INDUSTRIAL BUILDINGS: N/A

RESIDENTIAL UNITS: SINGLE-FAMILY: N/A MULTI-FAMILY: N/A

PROPOSED PROJECT CONSISTS OF 200,000 S.F. SCHOOL WITH 2,350 STUDENTS AND 175 EMPLOYEES

AVERAGE ESTIMATED DAILY FLOW (GPD): 36,225 (☒ WATER ☒ WASTE-WATER) (GPD): ☐ REUSE

PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA SET FORTH IN LEE COUNTY UTILITIES DESIGN MANUAL: PER LCU DESIGN MANUAL: (2350 STUDENTS X 10 GPD = 23,500 GPD) + (175 EMPLOYEES X 15 GPD = 2,625 GPD) + (2525 CAFETERIA MEALS X 4 GPD = 10,100 GPD) = 36,225 GPD TOTAL

Please e-mail the completed form at mmccormic@leegov.com.

If you should have any questions or require assistance, please feel free to call our office at (239) 533-8532.



L:\20200000\20203040-000 - SDLC - Elementary School K & Middle School NN\Permitting\Comp Plan Amendment\Availability
Letters\LCU\Request for Letter of Availability.doc
Updated 11/02/18 (MMM)



John E. Manning
District One

Cecil L. Pendergrass
District Two

Raymond Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Chief
Hearing Examiner

August 11, 2020

Via E-Mail

Dana Hume, P.E.
Johnson Engineering Inc.
2122 Johnson Street
Fort Myers, FL 33901

RE: **Potable Water and Wastewater Availability
NN Middle School & K Elementary School
STRAP # 26-46-25-E4-U2186.2435**

Dear Mr. Hume:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of a middle school and an elementary school with an estimated total flow demand of approximately 36,255 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Pinewood Water Treatment Plant.

Sanitary sewer service will be provided by Three Oaks Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.



P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111
lee-county.com
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

NN Middle School & K Elementary School - Letter.Docx
August 11, 2020
Page 2

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Comprehensive Plan Amendment only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES



Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING

**Letters of Adequacy of Fire, EMS,
Law Enforcement, Solid Waste, Mass Transit services
Exhibit B.3**

Aug. 11. 2020 7:42AM

Estero Fire Rescue

No. 6073 P. 1



Estero Fire Rescue

21500 Three Oaks Parkway
Estero, Florida 33928
(239) 390.8000
(239) 390.8020 (Fax)
www.esterofire.org

"DEDICATED AND DRIVEN FOR THOSE WE SERVE"

DATE: 8/11/2020

TO: Marina Guirguis

FAX NUMBER: 239-334-3661

FROM: Phillip Green, Fire Marshal

NUMBER OF PAGES INCLUDING COVER SHEET: 2

COMMENTS:

Letter of Service Availability for Parcel #26-46-25-E4-U2186.2435

This transmission may contain confidential or privileged information which is intended only for use by the individual or entity to which the transmission is addressed. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication may be prohibited by law. If you received this transmission in error, please notify the sender immediately.

Aug. 11. 2020 7:42AM

Estero Fire Rescue

No. 6073 P. 2



Estero Fire Rescue

21500 Three Oaks Parkway
Estero, Florida 33928
(239) 390.8000
(239) 390.8020 (Fax)
www.esterofire.org

August 11, 2020

Johnson Engineering
2122 Johnson Street
P.O. Box 1550
Fort Myers, Florida 33902
C/O Marina Guirguis, Planner I

Re: Parcel 26-46-25-E4-U2186,2435

Ms. Guirguis,

This correspondence will serve as a Letter of Service Availability for the above listed parcel. The above listed parcel is located within the Estero Fire Rescue District.

The Estero Fire Rescue District will provide fire suppression and Advanced Life Support Non-Transport medical services for this parcel. Primary responding fire station for the above listed parcel is Estero Fire Rescue Station 43 located at 21500 Three Oaks Parkway, Estero Florida. Service availability is not dependent on the use of the property.

Should you require any further information, please feel free to contact me at 239-390-8000.

Respectfully,

Phillip Green
Fire Marshal

"DEDICATED AND DRIVEN FOR THOSE WE SERVE"

Marina A. Guirguis

From: Abes, Benjamin <Benjamin.Abes@leegov.com>
Sent: Tuesday, August 4, 2020 9:26 AM
To: Marina A. Guirguis
Subject: RE: Village of Estero Comprehensive Plan Amendment - Request for Letter of Service Availability for Parcel 26-46-25-E4-U2186.2435

Good morning Ms. Guirguis,

Thank you for the information. The County has not been authorized to review and provide comments on municipal development permits, including in the Village of Estero.

Our review or assistance on such matters is typically provided by interlocal agreements, Resolutions, Ordinances, and in limited circumstances through the 163 F.S., Comprehensive Plan Amendment process. If no such agreement exists, the County is without that authority.

Ben

Benjamin Abes
Director, Lee County Public Safety
Chief, Emergency Medical Services
239-533-3911

From: Marina A. Guirguis <mag@johnsoneng.com>
Sent: Tuesday, August 4, 2020 8:56 AM
To: Abes, Benjamin <Benjamin.Abes@leegov.com>
Subject: [EXTERNAL] Village of Estero Comprehensive Plan Amendment - Request for Letter of Service Availability for Parcel 26-46-25-E4-U2186.2435

Good morning, Mr. Abes,

Kindly find attached a request for a letter of service availability for a new project in the Village of Estero. If you could please provide us with a letter of availability for services to the referenced parcel at your earliest convenience, we would greatly appreciate it. Please do not hesitate to contact me with any questions or if you require any additional information.

Thanks,

Marina A. Guirguis
Planner I
JOHNSON ENGINEERING, INC.
2122 Johnson Street
Fort Myers, FL 33901
239.292.6076 Cell
mguirguis@johnsoneng.com

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Carmine Marceno
Sheriff



State of Florida
County of Lee

"Proud to Serve"

August 12, 2020

Marina Guirguis
Johnson Engineering
2122 Johnson Street
Fort Myers, Florida 33901

Ms. Guirguis,

The requested Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435 does not affect the ability of the Lee County Sheriff's Office to provide core services at this time. Therefore, we have no objection to the construction of an elementary and middle school on the +- 68 acre parcel located north of the intersection of Three Oaks Parkway and Corkscrew Road in the Village of Estero.

This agency will provide law enforcement services from our South District substation in Bonita Springs. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Community Relations Supervisor Beth Schell at (239) 258-3287 with any questions regarding the CPTED study.

Respectfully,

Rich Snyder
Major, Patrol Bureau



"The Lee County Sheriff's Office is an Equal Opportunity Employer"
14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000



John E. Manning
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

August 11, 2020

Ms. Marina Guirguis
Johnson Engineering, Inc.
2122 Johnson Street
Fort Myers, FL 33901

**SUBJECT: Request for Solid Waste Letter of Availability
Village of Estero Comprehensive Plan Amendment for Parcel No.
26-46-25-E4-U2186.2435**

Dear Ms. Guirguis,

Lee County Solid Waste is capable of providing solid waste collection service for the proposed project in the Village of Estero through our franchised hauling contractors. Disposal of the solid waste generated from the proposed schools will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Solid Waste Ordinance (11-27) defines solid waste requirements for businesses and institutions. It further establishes that the property owner will be responsible for all future applicable solid waste assessments and fees.

Please provide for my review the construction plans of the dumpster and/or compactor locations prior to the start of the construction.

If you have any questions, please call me at (239) 533-8000.

Sincerely,

Brigitte Kantor

Brigitte Kantor
Public Utilities Manager
Solid Waste Division

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111
Internet address <http://www.lee-county.com>
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER



3401 Metro Parkway
Fort Myers, FL 33901
Phone: (239) 533-0340

John E. Manning
District One

August 5, 2020

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

Marina Guirguis
Johnson Engineering
2122 Johnson Street
Fort Myers, FL 33902

RE: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435
Request for Letter of Service Availability

Dear Ms. Guirguis,

LeeTran has reviewed your request for service availability in regards to a Comprehensive Plan Amendment intended to amend the existing allowable development of residential units and of commercial uses to an elementary and middle school on the referenced subject area located approximately by the USPS north of the intersection of Three Oaks Parkway and Corkscrew Road in the Village of Estero. After review, we have concluded that the proposed development has no impact on transit facilities.

Sincerely,
Jorge J. Puente

Jorge J Puente, Transit Service Planner
Lee County Transit

P.O. Box 398, Fort Myers, Florida 33902-0398 Phone: (239) 533-2111
www.leegov.com
AN EQUAL OPPORTUNITY EMPLOYER



SINCE 1946



August 4, 2020

Mr. Scott Vanderbrook, Fire Chief
Estero Fire Rescue
21500 Three Oaks Parkway
Estero, FL 33928

Re: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435
Request for Letter of Service Availability

Dear Chief Vanderbrook:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced ±68 acre parcel located by the USPS north of the intersection of Three Oaks Parkway and Corkscrew Rd in the Village of Estero. The requested amendment would change the existing allowable development of 381 residential units and 30,000 square feet of commercial uses to an elementary and middle school with a 200,000 square foot building footprint. The Lee County School District plans for an enrollment of 1,800 student stations with an expected full build of 2,400 student stations and 175 total faculty and staff. This site was permitted as a high school in 2005.

The application requires we obtain a Letter of Service Availability from all providers. If you could please provide us with a letter of availability for services to the referenced parcel at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at (239) 292-6076 or mag@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "Marina Guirguis", written over the printed name and title.

Marina Guirguis
Planner I

2122 Johnson Street ■ Post Office Box 1550 ■ Fort Myers, Florida 33902-1550
(239) 334-0046 ■ Fax (239) 334-3661



SINCE 1946



August 4, 2020

Mr. Benjamin Abes, EMS Chief
Lee County Department of Public Safety
P.O. Box 398
Fort Myers, FL 33902

via email Benjamin.Abes@leegov.com

Re: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435
Request for Letter of Service Availability

Dear Mr. Abes:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced ±68 acre parcel located by the USPS north of the intersection of Three Oaks Parkway and Corkscrew Rd in the Village of Estero. The requested amendment would change the existing allowable development of 381 residential units and 30,000 square feet of commercial uses to an elementary and middle school with a 200,000 square foot building footprint. The Lee County School District plans for an enrollment of 1,800 student stations with an expected full build of 2,400 student stations and 175 total faculty and staff. This site was permitted as a high school in 2005.

The application requires we obtain a Letter of Service Availability from all providers. If you could please provide us with a letter of availability for services to the referenced parcel at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at (239) 292-6076 or mag@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "Marina Guirguis".

Marina Guirguis
Planner I

2122 Johnson Street ■ Post Office Box 1550 ■ Fort Myers, Florida 33902-1550
(239) 334-0046 ■ Fax (239) 334-3661



SINCE 1946



August 4, 2020

Sheriff Carmine Marceno
Lee County Sheriff's Office
14750 Six Mile Cypress Parkway
Fort Myers, Florida 33912

Re: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435
Request for Letter of Service Availability

Dear Sheriff Carmine Marceno:

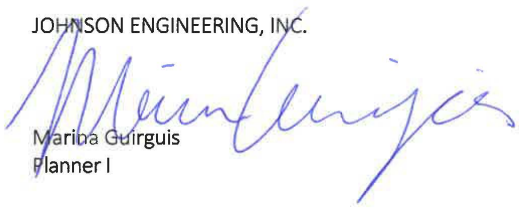
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If you have any questions, or require additional information, please do not hesitate to contact me at (239) 292-6076 or mag@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.


Maribou Guirguis
Planner I

2122 Johnson Street ■ Post Office Box 1550 ■ Fort Myers, Florida 33902-1550
(239) 334-0046 ■ Fax (239) 334-3661



SINCE 1946



August 4, 2020

Brigette Kantor
Lee County Public Utilities Solid Waste Division
P.O. Box 398
Fort Myers, FL 33902

via email BKantor@leegov.com

Re: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435
Request for Letter of Service Availability

Dear Ms. Kantor:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced ± 68 acre parcel located by the USPS north of the intersection of Three Oaks Parkway and Corkscrew Rd in the Village of Estero. The requested amendment would change the existing allowable development of 381 residential units and 30,000 square feet of commercial uses to an elementary and middle school with a 200,000 square foot building footprint. The Lee County School District plans for an enrollment of 1,800 student stations with an expected full build of 2,400 student stations and 175 total faculty and staff. This site was permitted as a high school in 2005.

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Sincerely,

JOHNSON ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "Marina Guirguis".

Marina Guirguis
Planner I

2122 Johnson Street ■ Post Office Box 1550 ■ Fort Myers, Florida 33902-1550
(239) 334-0046 ■ Fax (239) 334-3661



SINCE 1946



August 4, 2020

Lee County Transit
Mr. Levi McCollum
3401 Metro Parkway
Fort Myers, FL 33901

via email JMcCollum@leegov.com

Re: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435
Request for Letter of Service Availability

Dear Mr. McCollum:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced ±68 acre parcel located by the USPS north of the intersection of Three Oaks Parkway and Corkscrew Rd in the Village of Estero. The requested amendment would change the existing allowable development of 381 residential units and 30,000 square feet of commercial uses to an elementary and middle school with a 200,000 square foot building footprint. The Lee County School District plans for an enrollment of 1,800 student stations with an expected full build of 2,400 student stations and 175 total faculty and staff. This site was permitted as a high school in 2005.

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JOHNSON ENGINEERING, INC.

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Marina Guirguis
Planner I

2122 Johnson Street ■ Post Office Box 1550 ■ Fort Myers, Florida 33902-1550
(239) 334-0046 ■ Fax (239) 334-3661

ATTACHMENT F

**Justification of the Proposed
Amendment Based Upon Sound
Planning Principles
Exhibit G**

School Facilities – Comprehensive Plan Map Amendment

G - Justification of Proposed Amendment Based Upon Sound Planning Principles

The School District of Lee County is the public school provider for Lee County. Public schools are critical infrastructure, affecting not only the welfare of children and families, but also the economic stability of the communities they serve. Coordination of school locations and facilities between the School District and the Village is essential to sound land use planning for positive social and economic outcomes.

As required by Florida Statutes, District staff engaged with Village of Estero administration on these efforts. Florida Statutes regarding Community Planning and Educational Facilities (F.S. Chapter 163 and F.S. Chapter 1013) require school districts to collaborate with local municipal governments to ensure that schools meet local planning requirements, standards, and objectives.

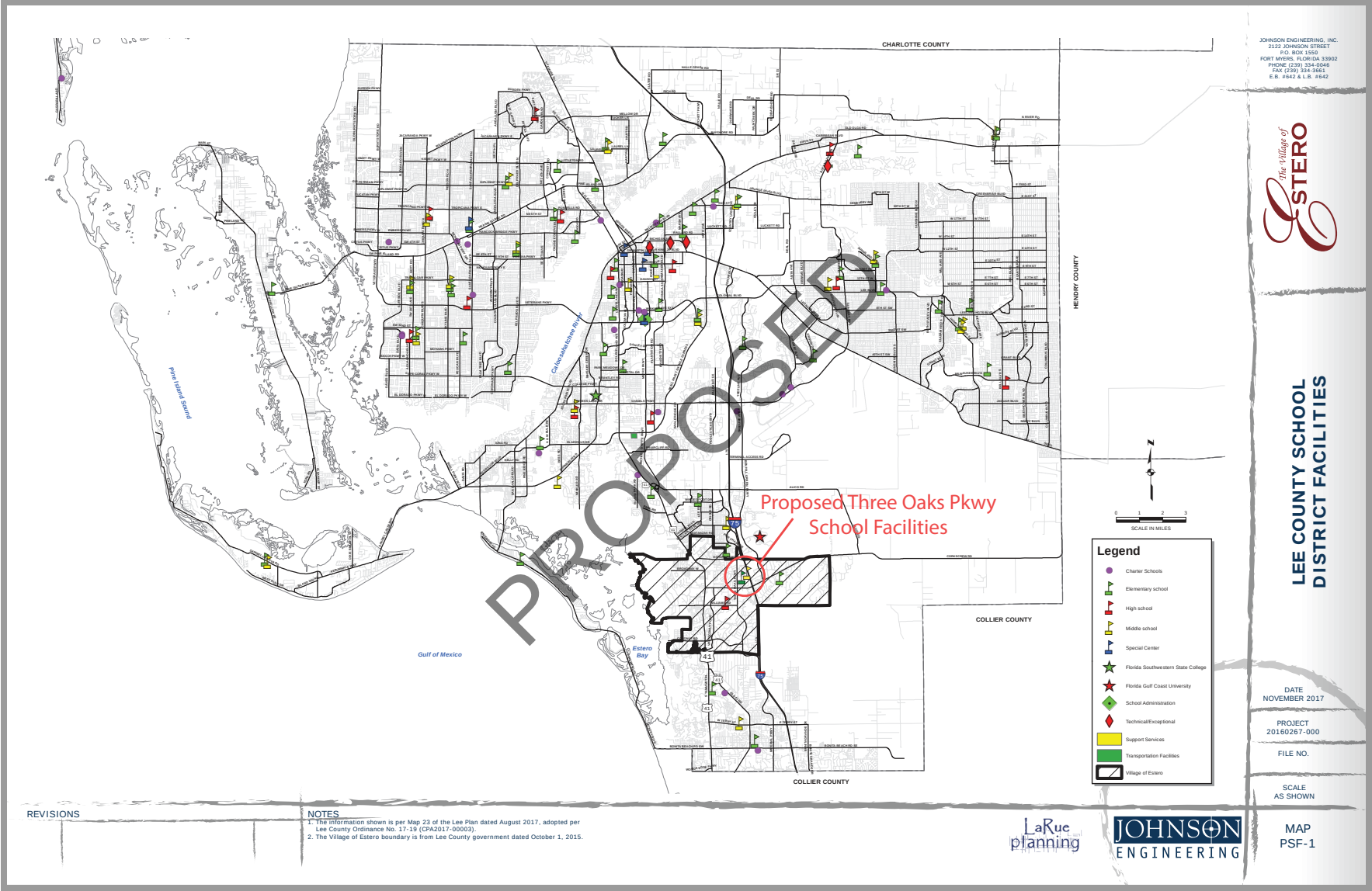
The needs for new school facilities in Estero is based in sound planning practice of data collection, analysis, evaluation of alternatives, coordination and vetting to arrive at a conclusion. The School District staff determines need based on a thorough evaluation of: 1) current and future capacity demands, 2) available space for capacity expansion, and 3) the involvement of the Village of Estero in the early planning for this project. See the attached School District Memorandum dated May 26, 2020 for data and analysis supporting the need for the proposed schools and their siting.

The Congress for New Urbanism establishes the principle that:

Concentrations of civic, institutional, and commercial activity should be embedded in neighborhoods and districts, not isolated in remote, single-use complexes. Schools should be sized and located to enable children to walk or bicycle to them.

The location proposed for the new schools lie adjacent to civic uses of the post office, church and across Three Oaks Parkway from the South Regional Library. The addition of schools and associated facilities will contribute to the concentration of civic and institutional uses in an area of the Village where residents are also concentrated. Connections for walking and bicycling between nearby neighborhoods and the school site will be finalized during the site design and development permitting phases.

The proposed Future Land Use Map amendment to accommodate the proposed schools within the Public Facilities Future Land Use designation is based in sound planning principles through the exercise of sound planning practices, coordination with the local jurisdiction, and adherence to the new urbanism principle of locating schools where convenient for access by children and among other civic and institutional uses.





PERSONAL | PASSIONATE | PROGRESSIVE

THE SCHOOL DISTRICT OF LEE COUNTY

Memorandum

To: Dr. Gregory Adkins, Superintendent
Dr. Kenneth Savage, Chief Operating Officer

Through: Kathie Ebaugh, AICP, Executive Director
Dominic Gemelli, Planning Director

From: Cindy Leal Brizuela, Senior Planner
Courtney Gordon, GIS Planner

RE: Estero Elementary and Middle School Development

Date: May 26, 2020

INTRODUCTION

Recognizing the need to provide additional capacity to meet the growing student population in Lee County School District's (District) south 2 subzone (S2), the District's FY20 Capital Budget provided for the construction of elementary and middle schools to be located within the Village of Estero (Village). Over the course of the last year, School District of Lee County Staff (District staff) used these funds to begin the construction of these schools by 1) hiring an architect, construction manager, and building official; 2) drafting design alternatives; and 3) obtaining the necessary planning entitlements and environmental permits.

As required by Florida Statutes, District staff engaged with Village of Estero Staff (Village staff) on these efforts. Florida Statutes regarding Community Planning and Educational Facilities (F.S. 163 and F.S. 1013) require school districts to collaborate with local municipal governments to ensure that schools meet local planning requirements, standards, and objectives. As a result of working with Village staff in the design and planning for the construction of the elementary and middle schools, it has become clear to District staff that the Village has significant concerns about the project as currently proposed at the Block Lane property. Consequently, this has restrained the District's ability to obtain the required planning and development approvals from the Village.

BOARD MEMBERS MARY FISCHER, Chair, District 1 | DEBBIE JORDAN, Vice Chair, District 4 | GWYNETTA S. GITTENS, District 5
CHRIS N. PATRICCA, District 3 | MELISA W. GIOVANNELLI, District 2 | BETSY VAUGHN, District 6 | CATHLEEN O'DANIEL MORGAN, District 7
GREGORY K. ADKINS, Ed.D., Superintendent | KATHY DUPUY-BRUNO, ESQ., Board Attorney

This memorandum seeks to resolve our current situation through the following: 1) clarify the background considerations related to this issue; and 2) identify options to move forward. Through the assessment of the issues and options, District staff seeks to receive direction and support from the Lee County School Board (Board) about how to best meet the student population demands in the S2 subzone.

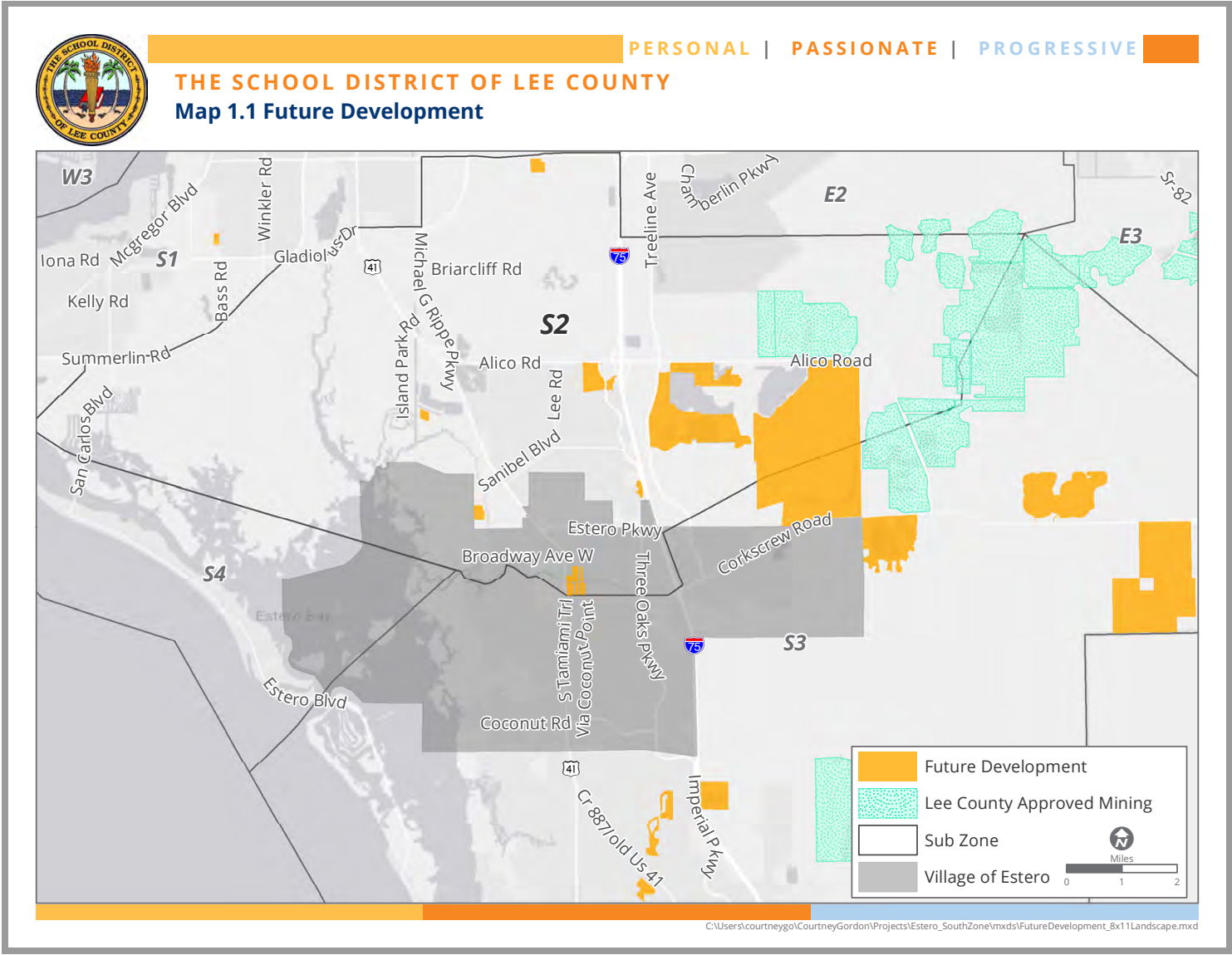
SECTION 1: ISSUE BACKGROUND

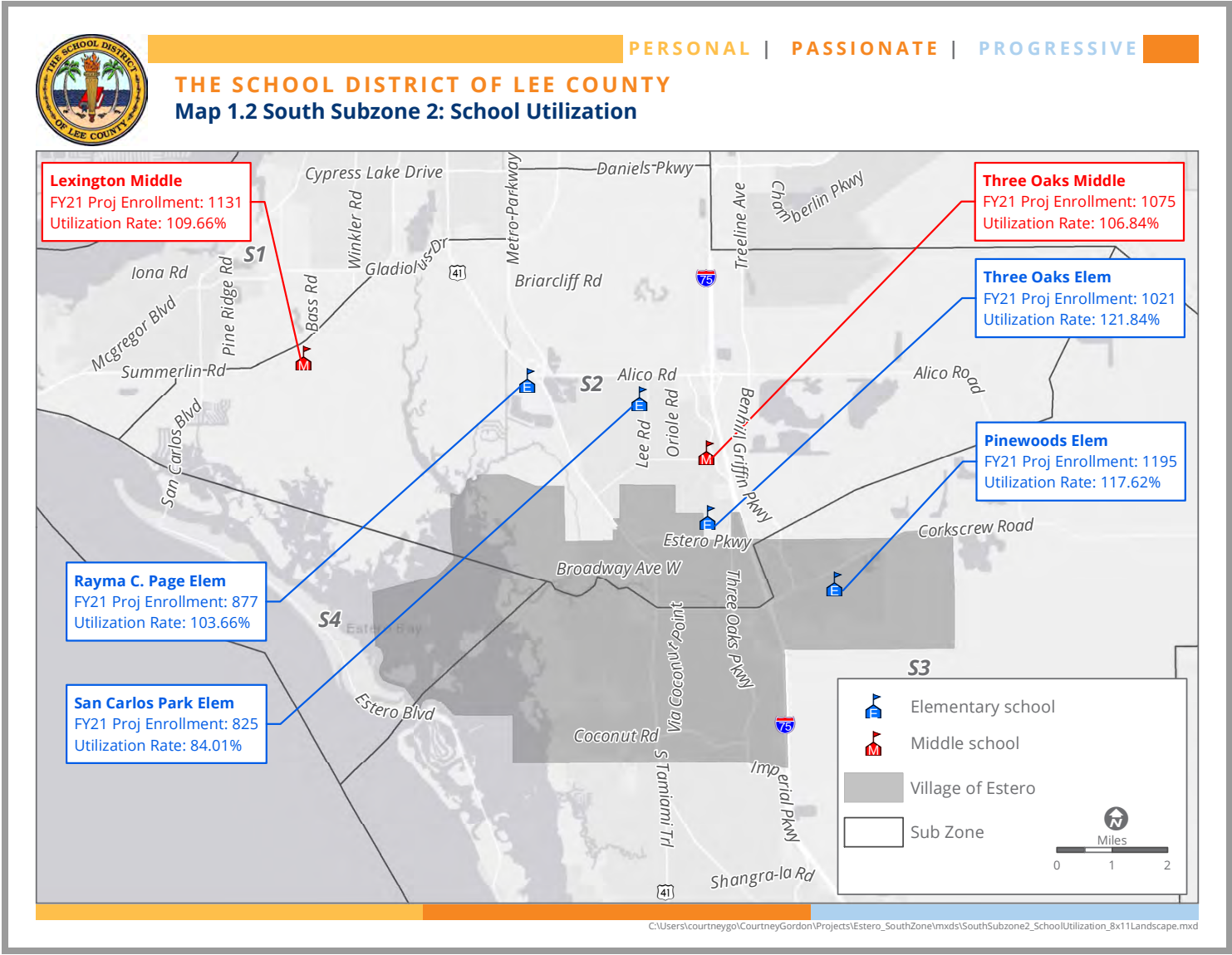
Before the District can determine the best option for providing the S2 subzone additional elementary and middle schools capacity to meet the student population demands, it is important to better understand the background of this issue. District staff has conducted a thorough evaluation of 1) current and future capacity demands, 2) available space for capacity expansion, and 3) the involvement of the Village of Estero in the early planning for this project. First, District staff assessed the current and future capacity demands of the S2 subzone by evaluating enrollment, determining available capacity, and identifying future growth demands. Next, District staff researched how to best increase capacity by considering the development of a District-owned property, feasibility of expanding capacity at existing schools, and opportunities to acquire and develop a different property. Finally, District staff considered the Village's role in planning and development of the proposed elementary and middle schools. By understanding how capacity demands, space availability, and Village involvement impact this issue, the District can assess options to proceed with confidence.

I. Current and Projected South Zone School Capacity

Current Enrollment Needs

S2 subzone is located within one of the most active development corridors in Lee County (Map 1.1). Spurred by communities such as Stoneybrook, Wildcat Run, The Preserve at Corkscrew, Bella Terra, Corkscrew Shores, and Grandezza, the S2 subzone has been growing steadily since the early 2000s. The result of this development growth is that elementary and middle schools in the S2 subzone are currently overcapacity—with an overall utilization rate of 107% (Map 1.2).





The District has two middle schools and four elementary schools that currently serve the South S2 subzone—Three Oaks and Lexington Middle Schools as well as Three Oaks, Pinewoods, San Carlos Park, and Rama Page Elementary Schools (Map 1.2). While Pinewoods Elementary is in the South subzone 3 (S3), it is included as part of the S2 subzone area schools because it is located on the S2/S3 line and helps serve the student population included in the S2 subzone. The projected SY20/21 utilization rate for these elementary schools is 106% and for middle schools it is 108%. In recognition of the capacity demands in the S2 subzone, the Florida Department of Education approved the construction of additional elementary and middle school capacity in 2018.

Projected Capacity Demands

The growth of the Estero area is expected to continue as nearly 5,000 residential units are currently in the development process in this area (Table 2). In the next decade, the steady growth of this area is expected to generate over 1,000 additional elementary and middle school students—as well as over 300 additional high school students (Tables 1 and 2).

Table 1: Units Permitted by Estero Area Communities

Wild Blue	1,096
Verdana Village	2,400

Table 2: Students Generated by Estero Area Communities by School Level

Elementary	718
High	371

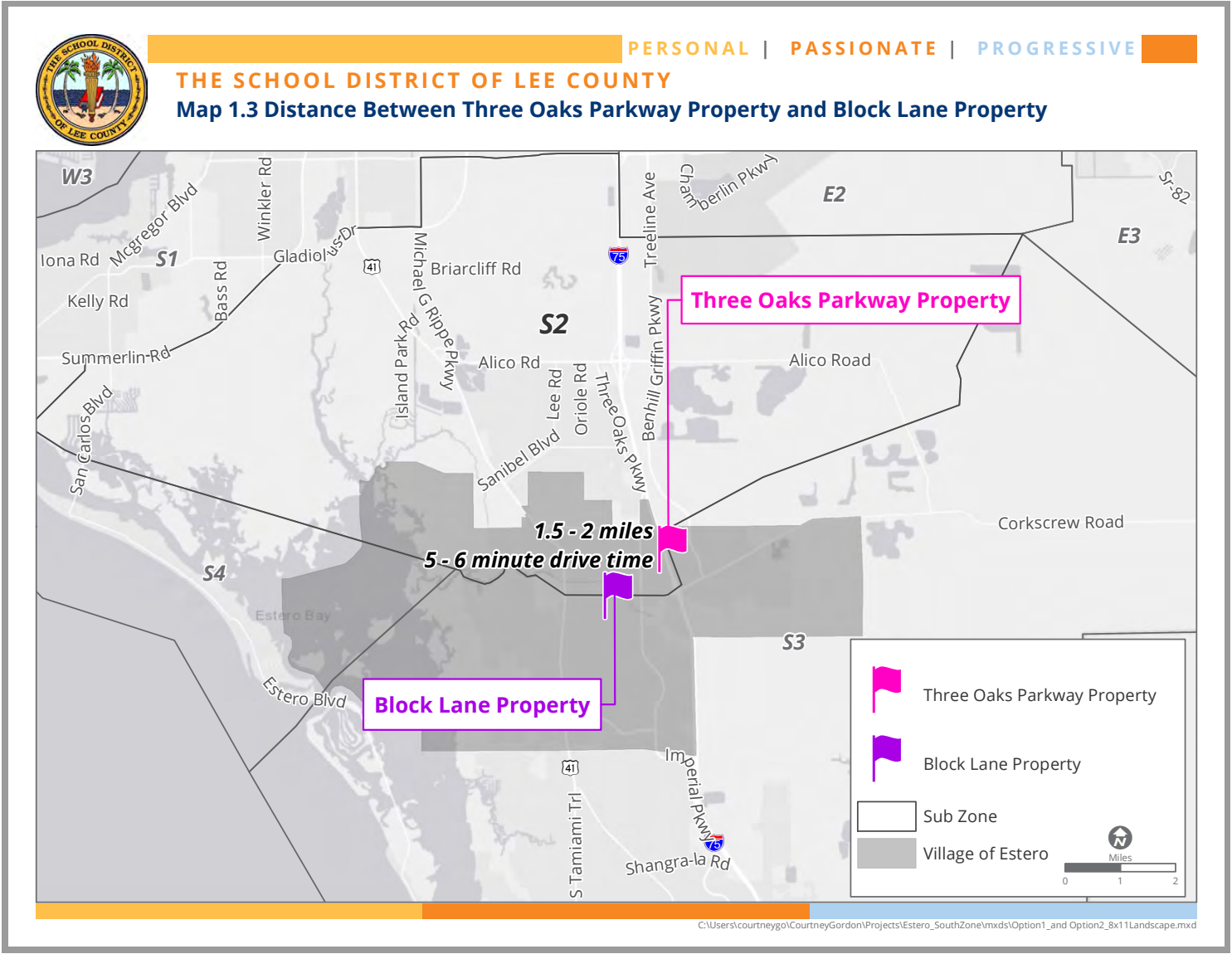
The continued development of the Estero area demonstrates the need for additional elementary and middle school capacity in the near future.

II. Potential Locations to Address Capacity

There are several potential opportunities the District has available in order to expand capacity including 1) the development of one of two District owned properties, 2) assessing the feasibility of expanding capacity at existing schools, and 3) exploring opportunities to acquire and develop a different property not currently owned by the District. While specific strengths and challenges of each of these opportunities will be explained in the Option Section, the following discussion highlights the key components.

South Zone District Owned Property

The District owns two properties in the S2 subzone: a 70-acre property located on Three Oaks Parkway and a 15-acre property located on Block Lane adjacent to Estero High School athletic fields (Map 1.3). Both properties have been approved via the Site Selection Committee as described in Board Policy 9.01.



Three Oaks Parkway Property: The Three Oaks Parkway property was purchased in 2003 for \$5.8 million in order to construct a dual school site. The future land use (FLU) designations on this property are Village Neighborhood-2 and Wetlands; the zoning classification is Agriculture (AG-2). The property has several wetlands but has current environmental permits from the Southwest Florida Water Management District (SWFWMD) and Army Corps of Engineers (ACOE). Property access is provided via Three Oaks Parkway. The current contracts with the architect and construction manager would need to be revised to allow for the development of this property. Based on the needed planning and site development changes, schools on this property would have a target open date in August 2023.

If the District selected this property to construct the elementary and middle school facilities the District must 1) continue working to renew existing SWFWMD and ACOE permits which are set to expire November 13, 2020 and September 11, 2020, respectively; 2) request the Village approve an amendment of the future land use designations to Public Facilities through a public hearing process; 3) evaluate wetland preservation; 4) receive development order approvals from the Village; and 4) assess how to address contract changes.

Block Lane Property: The Block Lane Property was purchased in 2019 for \$4.0 million in order to support Village goals to 1) utilize the Three Oaks Property as a tax generator and 2) develop an "Academic Village" which would integrate Village area schools, parks, and recreation resources in a single shared campus. The future land use (FLU) designations on this property are Village Neighborhood-2 and Wetlands; the zoning classifications are Agricultural (AG-2) and Residential Planned Development (RPD). In order to provide for sufficient space for the elementary and middle schools space, lands currently used for athletic fields at Estero High School would be constructed upon. Depending upon site design, access is available off Williams Road or River Ranch Road. The existing contracts with the architect, construction management, and building officials allow for the development of this property.

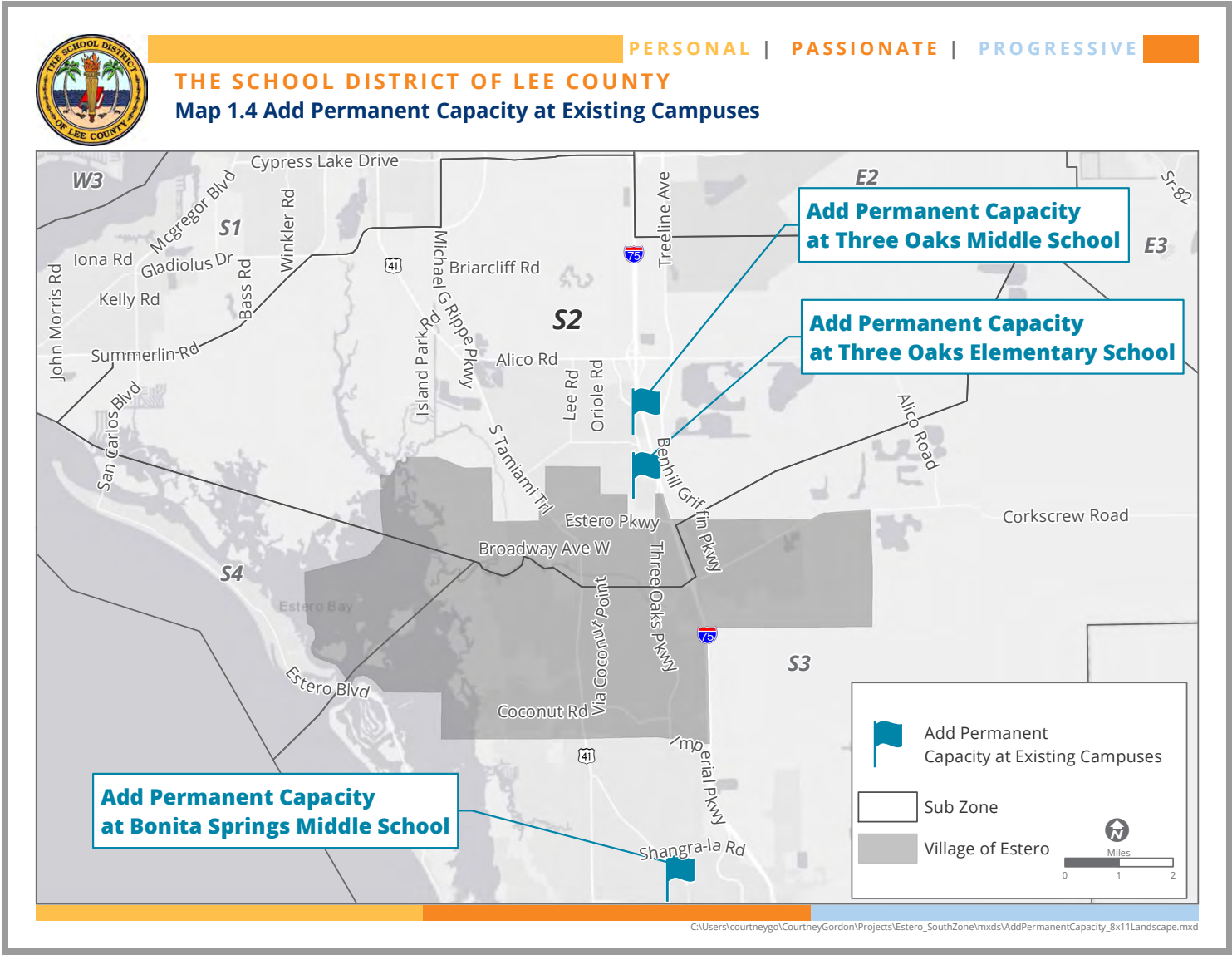
If the District selected this property to construct the elementary and middle school facilities the District must 1) receive wetland permits from SWFWMD and ACOE; 2) amend its future land use designations to Public Facilities; 3) rezone the property to Community Facility Planned Development; and 4) evaluate how to provide adequate athletic facilities at Estero High School. Based on the needed planning and site development changes, schools on this property would open in August 2023.

Acquire A New Site

There is limited land available for development or redevelopment along Corkscrew Road to the east of I-75. All of these properties have challenges including size, location, and planning and environmental requirements. First, most of the available land is not large enough to construct elementary and middle school space. Next, those properties that are large enough to construct these facilities are located either far east of the residential developments, near active mines, or too far north in the Estero area. Additionally, a few of the undeveloped parcels have been identified as nominees in the County's Conservation 20/20 program. Finally, Southeast Lee County development areas are dominated by the Density Reduction/Groundwater Resource (DR/GR) and the Wetlands designations—which have stringent planning and environmental requirements and permit standards. In order to address the size, location, and planning and environmental challenges, the District would have to work with other government entities that have the authority to designate land entitlements and permit environmental conditions. Additionally, any future land acquisition by the District would require the property to undergo the District's site selection process which would further impact the development timeline. Given the planning, site development, and approval processes involved with identifying and acquiring a new property, it is unknown when schools could open if the District chose to build on a property not currently owned by the District.

Expand Capacity on Existing Schools

As discussed previously, there are six elementary and middle schools servicing the S2 subzone—two middle schools and four elementary schools (Map 1.4). There is a possibility that the District could permanently add to the capacity of these schools either by constructing new classroom buildings or placing District-owned portables on the campuses. Permanent expansion of an existing campus would require the schools to possibly increase some or all of the core facilities and systems—cafeterias, administrative space, media center, athletic or outdoor space, HVAC systems, and internal transportation network—to meet the demands of the additional capacity. Additionally, it would require an evaluation of property conditions—land space, environmental needs, stormwater capacity, and access. Next, it would require the District to work with other government entities regarding permanent capacity to receive the required planning and environmental approvals as well as address off-site adjacent transportation improvements. Finally, given the planning, site development, and approval processes involved to identify and expand capacity, it is unknown when schools could open additional permanent capacity on an existing school campus.



III. Village of Estero Involvement

Construction of new school facilities is a coordinated effort through which the District collaborates with local municipal governments, regional environmental agencies, and other organizations to plan and develop public educational facilities. F.S. 1013 and F.S. 163 establishes the foundation through which school districts and local municipal jurisdictions are required to work together. Specifically, F.S. 1013 (3) requires that school districts adhere to the local land use designations established through municipal FLU and zoning regulations.

Recognizing the role local governments play in the development of school facilities, the District started working with the Village on the construction of planned school facilities a few years ago. At the time, the District was prepared to build a co-located elementary and middle school facility on the Three Oaks Parkway property. However, the Village preferred the construction of an "Academic Village" which unified academic, park, and recreational facilities together in one central location in the area of Estero Community Center and Estero High School. Additionally, the Village indicated a desire to have the Three Oaks Parkway property sold for development in order to contribute to their tax base. As such, the District agreed to move the schools near the high school. In doing so, the District 1) sought and purchased the Block Lane property; 2) placed the Three Oaks Parkway property for sale; and 3) started planning and designing an elementary and middle school site at the Block Lane property. The Village was kept apprised of and invited to participate in the District's school planning effort. While this effort seemed to be moving ahead, the Village was unable to secure the additional land necessary in order to realize the vision of the "Academic Village." Furthermore, without that additional land, the Village felt the consequent site design appeared too compressed and far from the expansive design concept that originated this effort. The Village expressed additional concerns that the middle and elementary school campus would use too much of the high school's athletic fields. All the while, the Three Oaks Parkway property remained available. Without a clear design path forward that would satisfy the Village concerns and recognizing the Village has the authority to approve the amendments of the future land use and zoning maps, the Village suggested that the District reconsider the use of the Three Oaks Parkway property. The Village then went a step further and brought the issue up for consideration at a public workshop of the Village Council held on April 22, 2020.

As a result of that workshop, the Village gave public notification to the District that they would formally support the construction of a co-located elementary and middle school site on the Three Oaks Parkway property and would not prefer the Block Lane property. While the Village's public act of support is non-binding, the public action can only be viewed as a vote of confidence that the District can proceed with the necessary future land use amendments and land development approvals with the support and backing of the Village.

SECTION 2: DEVELOPMENT OPTIONS

The growth of the Estero/Corkscrew Road area has spurred the growth of the student population in the Estero area and caused this area to be over-capacity. The growth of this area is expected to continue into the future, which continues to increase the need for additional school capacity. In order to provide for the educational needs of this area, District staff has reviewed the following four options:

- 1) Construct on the Three Oaks Parkway property;
- 2) Construct on the Block Lane property;
- 3) Expand capacity at existing facilities; and
- 4) Acquire and construct a new property outside the Village of Estero.

The following section outlines each of these options.

Option 1: Construct on Three Oaks Parkway Property

Proposal

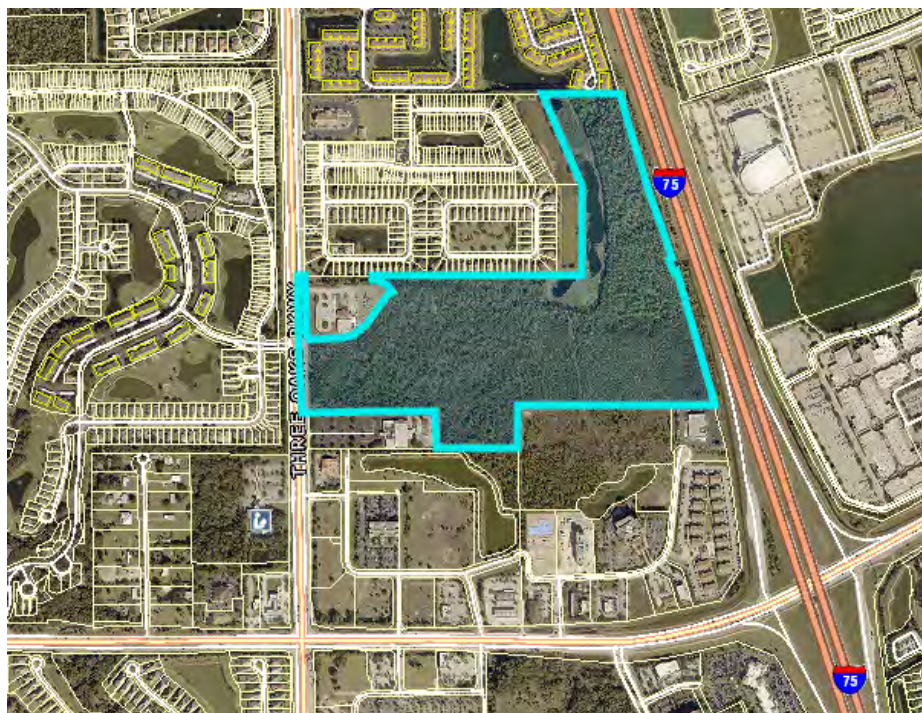
The Three Oaks Parkway Property is located north of Corkscrew Road, east of Three Oaks Parkway (where the primary access is proposed), and west of I-75. It is located within the Village of Estero where the Council and Village Staff support the proposal to construct elementary and middle schools at this location.

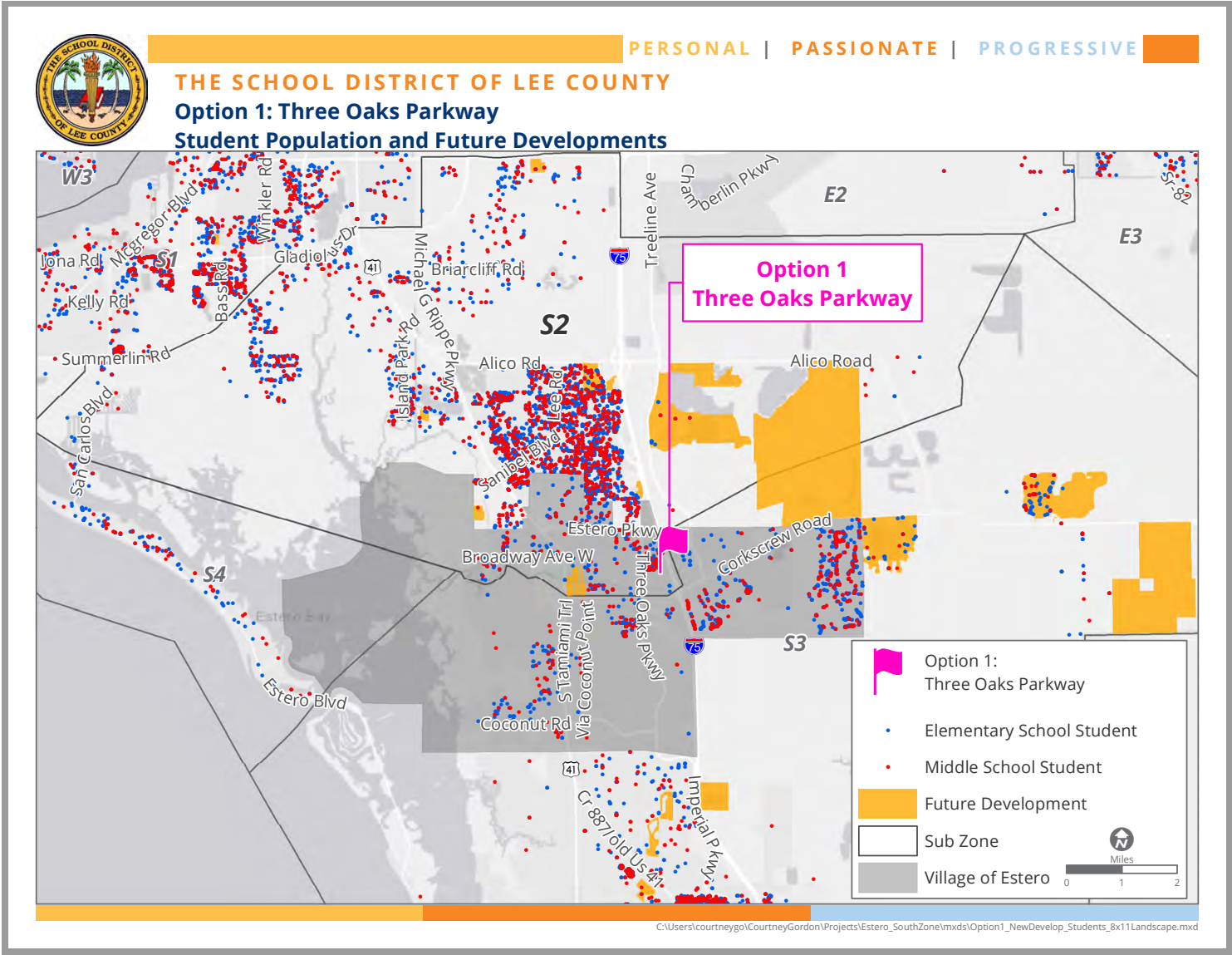
Timeline*

- Comprehensive Planning Phase – Complete by March 2021, With Village Approval
- Land Development Planning Phase – Complete by September 2021, With Village Approval
- Construction – Complete by June 2023
- Open – August 2023

**Each component of timeline is contingent on Village approval*

Figure 1: Aerial of Three Oaks Parkway Property





STRENGTHS	
Village Council publicly supports property location/timeline	Wetland preservation
Village Staff supports property location/timeline	FLU amendment
Proper zoning classification	Site access
SWFWMD/ACOE Permit – Renewals underway	Vehicle Stacking on-site
Land flexibility/ample acreage	
Land purchased in 2003 for dual school site	

Option 2: Construct on Block Lane Property

Proposal

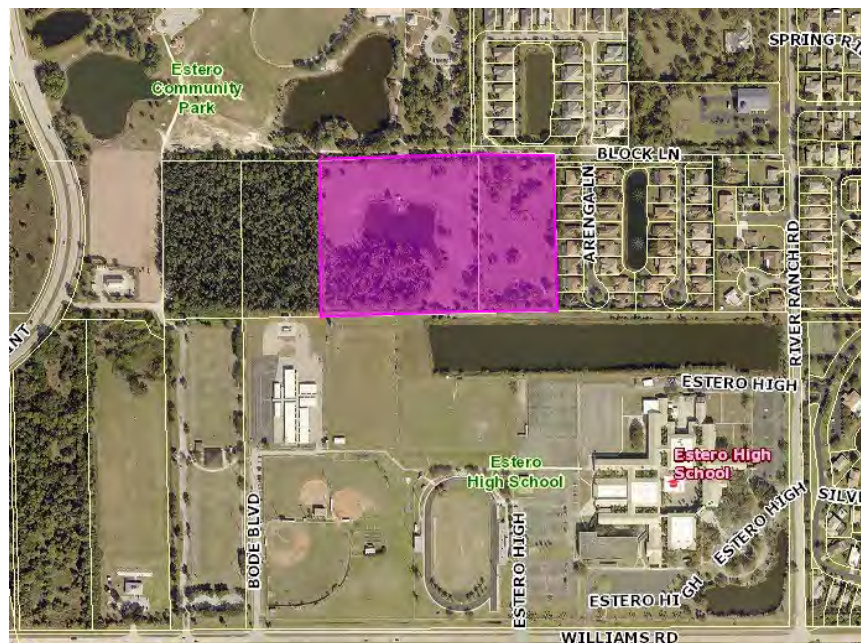
The Block Lane property is located immediately north of Estero High School and south of Estero Community Park. An elementary and middle schools are proposed at this location which would have some impact on the existing recreational facilities.

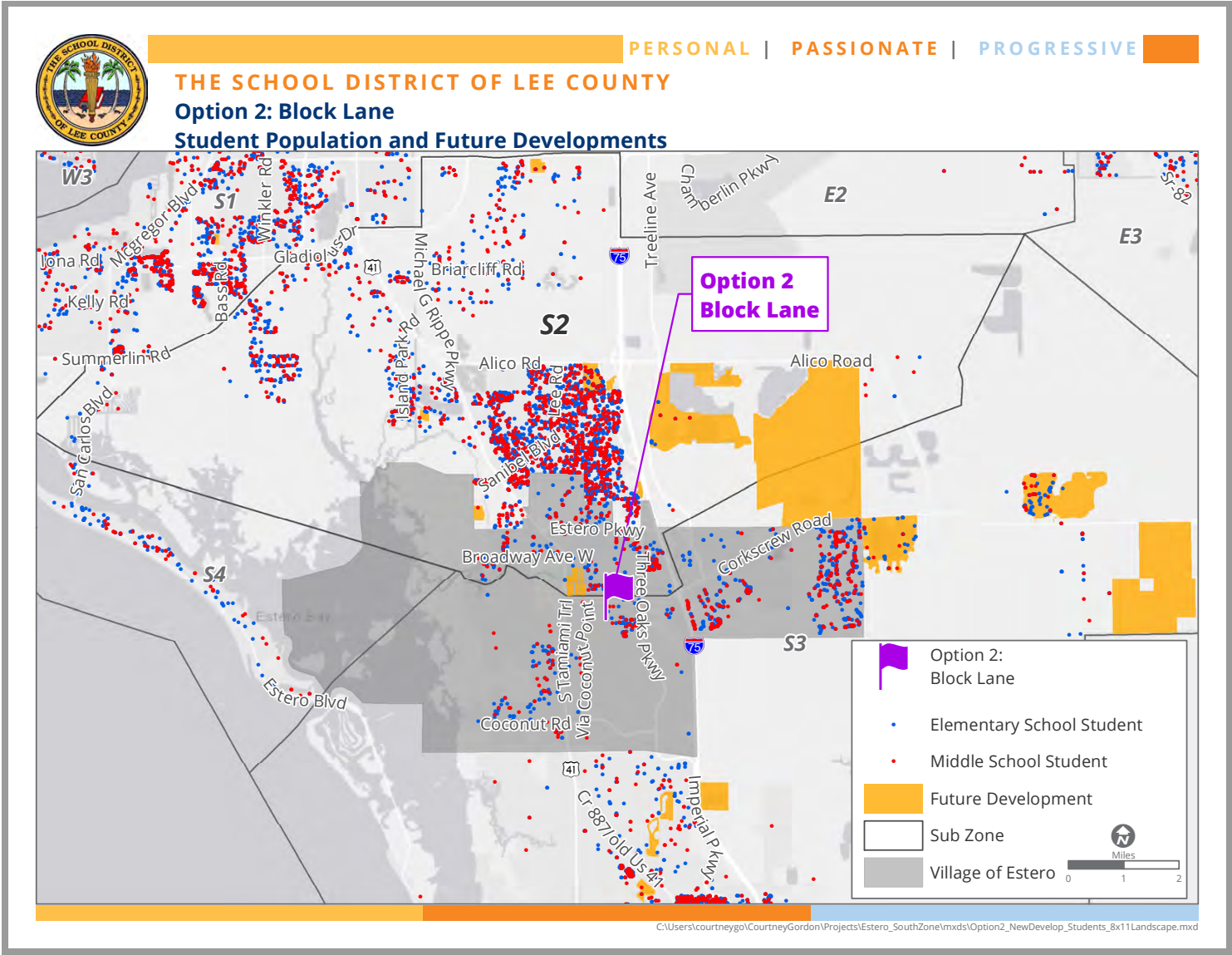
Timeline*

- Comprehensive Planning Phase – Complete by March 2021, If Approved
- Land Development Planning Phase – Complete by September 2021, If Approved
- Construction – Complete by June 2023
- Open – August 2023

**Each component of timeline is contingent on Village approval*

Figure 2: Aerial of Block Lane Property





STRENGTHS	
Proximity to high school and community park/recreation facilities	Village Council has publicly supported the Three Oaks Parkway property over this property
Separate access roads for busses and vehicles	Rezoning and FLU amendment required
	Reduction of athletic space in order to accommodate construction
	Compressed Site Plan due to Village of Estero's inability to acquire planned land

Option 3: Additional Permanent Capacity at Existing Campuses

Proposal

An alternative to the construction of new core facilities is the installation of portables at existing school sites in the S2 subzone to relieve some of the capacity demand. Portables at Three Oaks Middle and Bonita Springs Middle would need to take into consideration supporting infrastructure such as electrical, IT, and plumbing given the possibility of a restroom. Each school could potentially accommodate four-six (4-6) portables each. There is one (1) existing portable at Three Oaks Middle.

Bonita Springs Middle can be considered as a site for expansion, however, it is significantly distant from existing student populations and is a land lease of the District.

Lexington Middle School has no space for portables or other permanent space.

Up to six (6) portables may fit at Three Oaks Elementary with improvements made to cafeteria per dining capacity as well as transportation improvements.

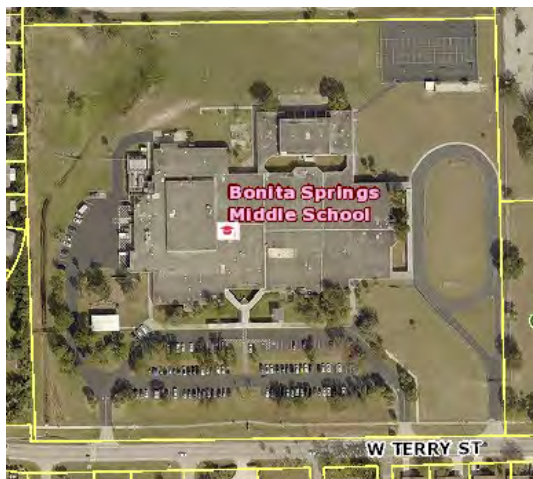
Timeline

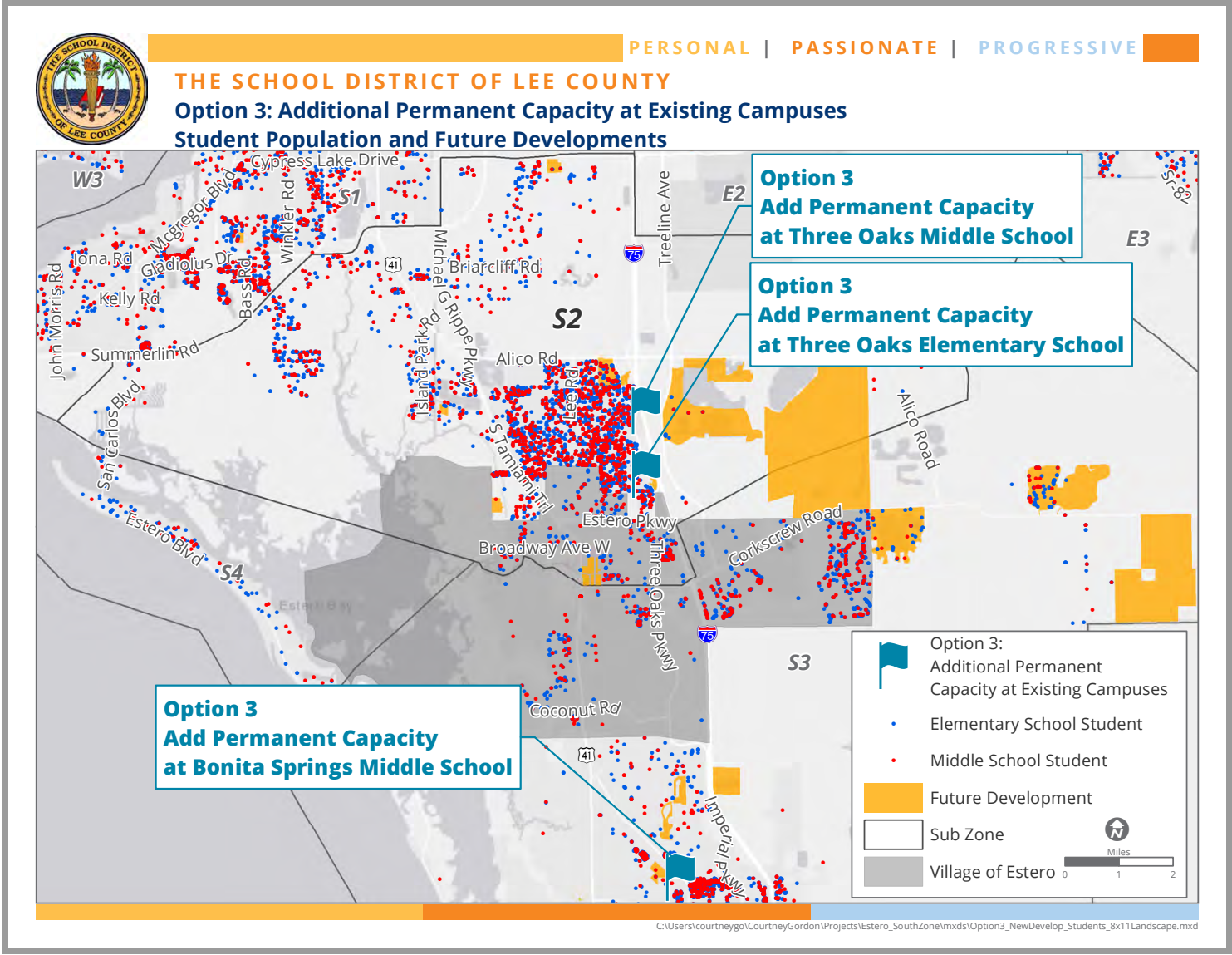
- Site Planning Phase – Complete by April 2021
- Land Development Planning Phase – Complete by October 2021, If Approved
- Construction – Complete by October 2022
- Open – January 2023

Figure 3: Aerial of Three Oaks Middle School



Figure 4: Aerial of Bonita Springs Middle School





STRENGTHS	
Use of district-owned property	Portable/new addition placement on leased land (Bonita Springs Middle School)
Short-term cost efficiency	Local jurisdiction would need to approve building expansion and needed entitlements
	Increased demands on core facilities—cafeteria, administrative space, clinic, and media center
	Reduction of field space and athletic facilities
	Permanent overutilization of campus facilities
	Increased demands on constrained transportation infrastructure
	Increased demands on environmental resources and need to obtain associated permits

Option 4: A New Site

Proposal

Future development in the South Zone will be east of Estero along Corkscrew Road. All properties in this area are considered to be in the Southeast Lee County planning community and feature a combination of Density Reduction/Groundwater Recharge (DR/GR) and Wetlands future land use designations. A future land use amendment will be required as well as a development order. The future land use amendment will require a minimum of three public hearings and would require additional time; one hearing before the Local Planning Agency (LPA), one transmittal hearing before the Board of County Commissioners (BOCC), and one adoption hearing before the BOCC.

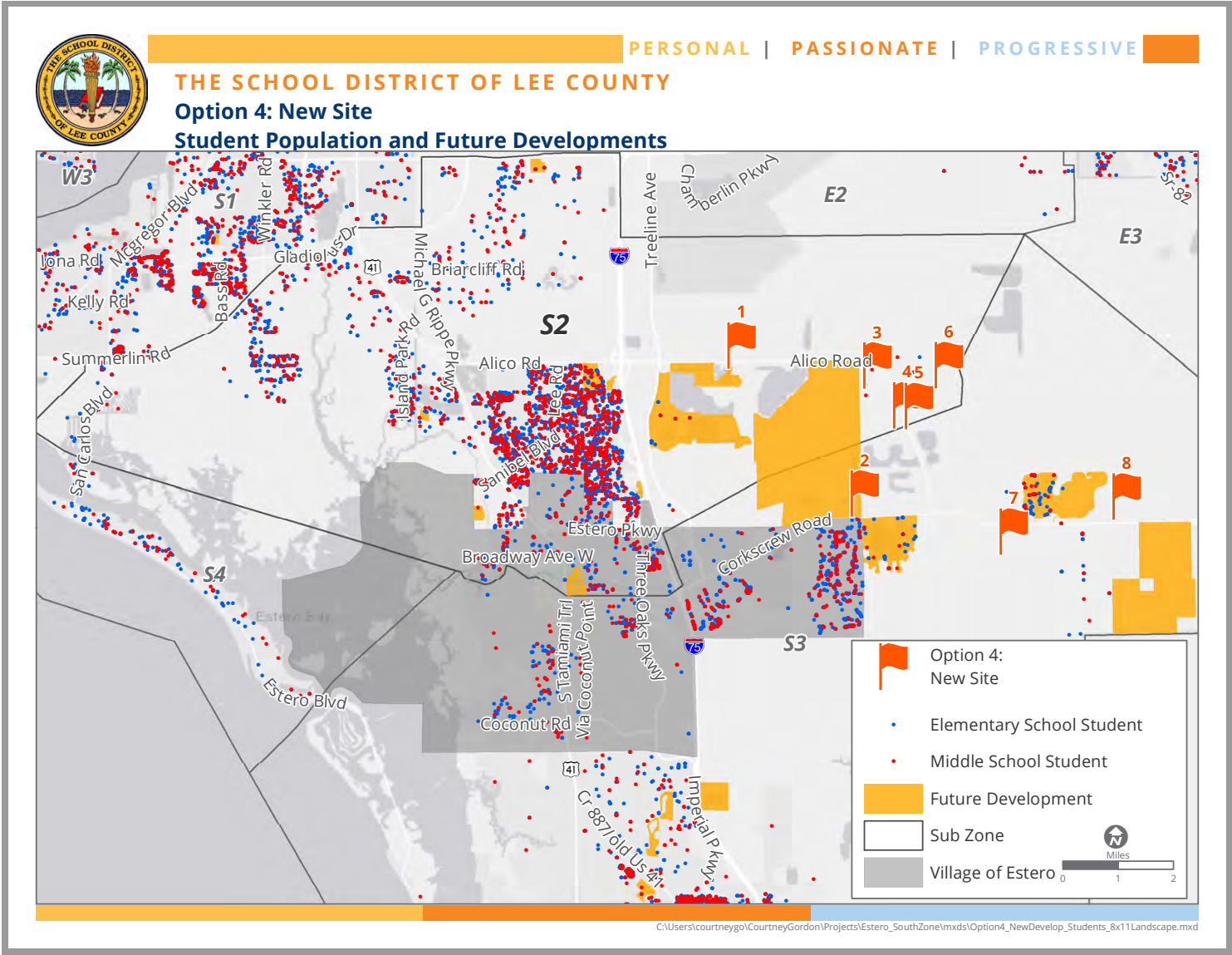
Timeline

- Property Location/Purchase Phase – Complete by August 2021, If Approved
- Comprehensive Planning Phase – Complete by August 2022, If Approved
- Land Development Planning Phase – Complete by August 2022, If Approved
- Construction – Complete by March 2024
- Open – August 2024

Properties

As outlined below, District Staff has reviewed properties further east past Corkscrew Road and further north along Alico Road (Map 4.1).

- Property 1 is located along Alico Road and allows for flexibility in site design for multiple schools due to the large acreage available at this location. While direct access to Alico Road would be beneficial, this location is adjacent to a mining operation where limerock trucking may be a concern.
- Property 2 is ideally located along Corkscrew Road adjacent to planned roadway improvements. It has some infrastructure in place but would require the same development permitting as any other site selected within Southeast Lee County except that it has been cleared and filled. There is also a possibility that this site may be pulled from the market and move forward with residential development. It should be noted that the work completed on this site has contributed to the \$10 million asking price.
- Properties 3, 4, 5, and 6 are located along a mining corridor. Sites 3, 4, and 5 are located along Alico Road but are in very close proximity to industrial operations. Site 6 is also in close proximity to an active mining operation and is located along Green Meadow Road. These four properties were eliminated from future consideration due to their proximity to the mines.
- Properties 7, 8, 9, and 10 are located to the east of the Alico Road intersection along Corkscrew Road. There are currently no plans to improve or widen this segment of Corkscrew Road. Additionally, while these properties are in proximity to new development in Southeast Lee County in S3, they are far from existing developments in the S2 subzone and were therefore eliminated from future consideration. Additionally, there are limited areas to the east of I-75 along Corkscrew Road which are identified as future service areas for both water and sewer utilities.



Out of 10 potential properties outside of the Village of Estero, only two (2) have been considered as potential school sites for the South Zone. The permitting requirements of developing in DR/GR areas can be lengthy, any potential school site outside of the Village of Estero in this future land use designation will impact the timeline for opening core facilities. While a school site in this area is anticipated in the future, the Estero properties at Three Oaks Parkway and Block Lane are more centrally located to where current students reside than either of the locations identified in Southeast Lee County.

Located near new development	Cost to purchase land
	Time to purchase land
	Land Use, Zoning, and Land Development Regulations---potential changes and required site improvements
	Wetland preservation and permitting
	Increased distance from students currently being serviced well beyond existing sites

RECOMMENDATION

Proposed Action

Based on the findings shared in this memorandum, District staff recommends that the District proceed with Option 1: Construct on Three Oaks Parkway property to pursue the construction of additional elementary and middle school capacity. District staff concludes that after a thorough evaluation of all considerations presented, this option will result in the greatest long-term benefit to the District.